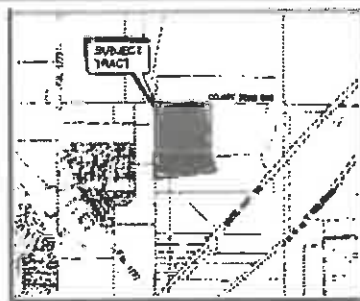
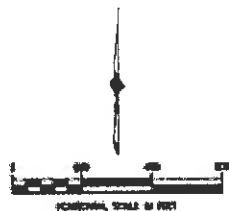




VICINITY MAP



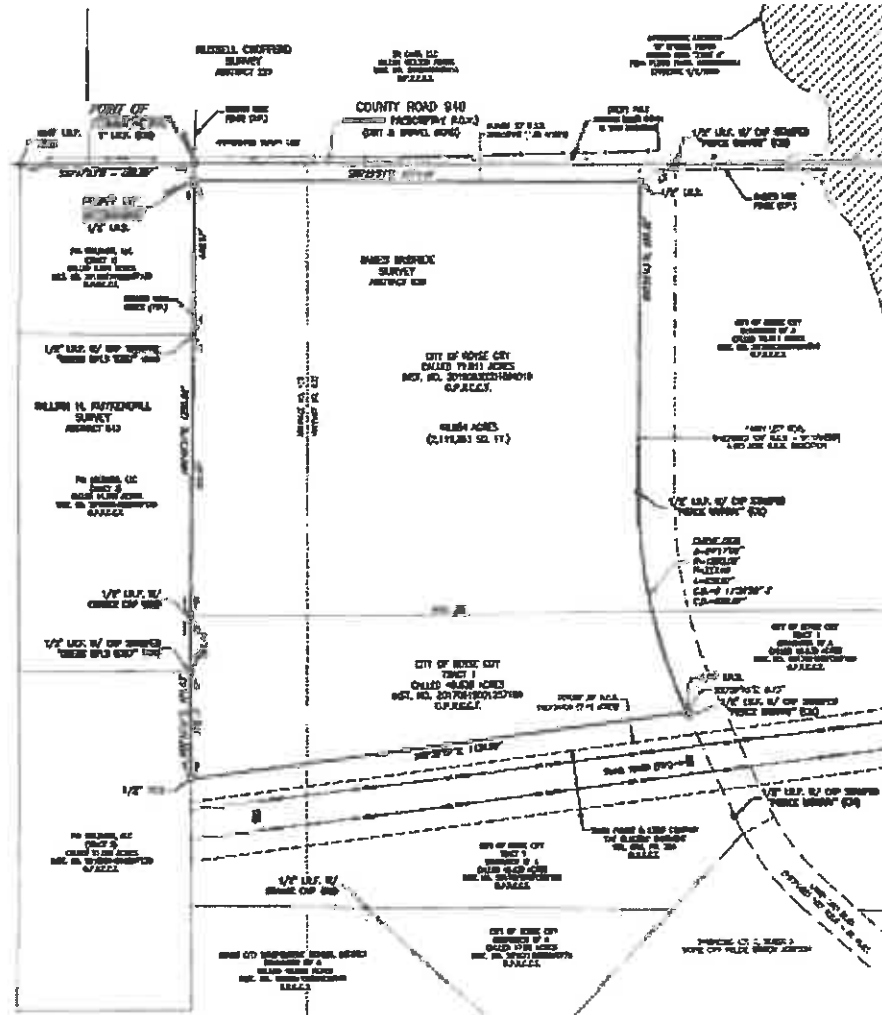
LEGEND

- 1/2" 30M ROD FOUND (AS NOTED)
- 1/2" 30M ROD WITH YELLOW CAP STAMPED "RMC" SET
- (C4) CROWNLINE REMARKS
- DALECY DEED RECORDS, COLLIN COUNTY, TEXAS
- QUINCY DEED RECORDS, COLLIN COUNTY, TEXAS
- R.A.P. PART OF THE
- VOL./PG. VOLUME/PAGE
- BL. PT. BOUNDARY POINT
- AGE NO. RECORDING NUMBER
- DOC. NO. DOCUMENT NUMBER

LINE TABLE		
LINE #	DIRECTION	LENGTH
1	S 89° 00' 00" E	30.00'
2	N 89° 00' 00" W	114.00'

GENERAL NOTES

1. FLOOD PLAIN STATEMENT: According to FPM Map Panel No. 408620000, effective June 2, 2008, no portion of the surveyed tract appears to be within the 100 year flood hazard area. The surveyed property is located in the area designated as Zone "X", having a determined to be suitable for 0.2% annual chance floodplain.
2. BASES OF MEASUREMENT: All horizontal distances are referenced to the Texas Coordinate System of 1983, North Central Zone (NAD83, North American Datum 1983) (NAD83). All vertical distances are referenced to the North American Vertical Datum of 1988 (NAVD83). All bearings are given in degrees, minutes and seconds (DMS) to the Texas State Plane Coordinate System. The distances and bearings shown are EXACT. The Survey Adjustment Factor for this project is 1.0001271N.
3. This survey was performed without the benefit of a Title Commitment and the surveyor has performed no additional research for encumbrances, easements, or other matters of record which may affect the land.
4. DATE OF LAST FIELD SURVEY: 06/07/2024



SURVEYOR'S CERTIFICATE

This survey substantially complies with the current Texas Statute of Professional Surveyors Manual of Practice Requirements for a Category 1B, Certified Surveyor.

Chris Crawford, R.P.L.S.
Registered Professional Land Surveyor
State of Texas No. 0013

Date

Chris Crawford, R.P.L.S.
M.D. 0013
DATED June 2024

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR REPRODUCED OR
UPON AS A FINAL SURVEY DOCUMENT.

Field Note Description

Survey 48.654 acre tract of land situated in the BIRKHOFF SURVEY, ABSTRACT 630 and the WILLIAM H. KUYKENDALL SURVEY, ABSTRACT 513, City of Royse City, Collin County, Texas, and being part of a certain 79.811 acre tract of land as described in Survey 19.532, City of Royse City, Texas, as recorded in Instrument Number 2014000091100 (D.P.A.C.C.T.) and on the south line of a certain 49.639 acre tract of land as described in Survey 19.532, City of Royse City, Texas, as recorded in Instrument Number 2014000091100 (D.P.A.C.C.T.) and being more particularly described as follows:

CORNER: A 1/2 inch iron rod (Crownline Monument) (CM) found on the common northeast corner of said 79.811 acre Royse City tract, and the northeast corner of a certain 49.639 acre tract of land as described in Survey 19.532, City of Royse City, Texas, as recorded in Instrument Number 2014000091100 (D.P.A.C.C.T.) and on the south line of a certain 49.639 acre tract of land as described in Survey 19.532, City of Royse City, Texas, as recorded in Instrument Number 2014000091100 (D.P.A.C.C.T.), and also being in the center of County Road 940 (approximate right-of-way), from which a 3/4 inch iron rod (CM) found on the northwest corner of said 49.639 acre PVA Holdings tract, bears South 89 degrees 00 minutes 00 seconds West, a distance of 496.39 feet.

THENCE South 89 degrees 00 minutes 00 seconds West, departing the corner of said County Road 940 and the south line of said 49.639 acre PVA Holdings tract, and being along the common west line of said 79.811 acre Royse City tract, and the west line of said 49.639 acre PVA Holdings tract, a distance of 30.00 feet to the POINT OF BEGINNING.

THENCE South 89 degrees 00 minutes 00 seconds East, departing the aforementioned common line, and being across said 79.811 acre Royse City tract, a distance of 114.00 feet to a 1/2 inch iron rod with yellow cap stamped "RMC" set for corner, said 1/2 inch iron rod set being on the west line of a certain 49.639 acre PVA Holdings tract (Survey 19.532, City of Royse City, Texas, as recorded in Instrument Number 2014000091100 (D.P.A.C.C.T.)), from which a 1/2 inch iron rod with cap stamped "RMC" found on the west line of said 49.639 acre PVA Holdings tract, bears North 89 degrees 00 minutes 00 seconds East, a distance of 114.00 feet.

THENCE South 89 degrees 00 minutes 00 seconds West, continuing across said 79.811 acre Royse City tract, and being along the west line of said 49.639 acre PVA Holdings tract, a distance of 496.39 feet to a 1/2 inch iron rod with cap stamped "RMC" found on the northwest corner of said 49.639 acre PVA Holdings tract, and the northwest corner of a certain 49.639 acre PVA Holdings tract, from which a 1/2 inch iron rod with cap stamped "RMC" found on the west line of said 49.639 acre PVA Holdings tract, bears North 89 degrees 00 minutes 00 seconds East, a distance of 496.39 feet.

THENCE South 89 degrees 00 minutes 00 seconds East, continuing across said 49.639 acre Royse City tract, and being along the east line of said 49.639 acre PVA Holdings tract, a distance of 496.39 feet to a 1/2 inch iron rod with cap stamped "RMC" found on the east line of said 49.639 acre PVA Holdings tract, and the east line of said 49.639 acre PVA Holdings tract, from which a 1/2 inch iron rod with cap stamped "RMC" found on the east line of said 49.639 acre PVA Holdings tract, bears South 89 degrees 00 minutes 00 seconds West, a distance of 496.39 feet.

THENCE South 89 degrees 00 minutes 00 seconds West, continuing across said 49.639 acre Royse City tract, and being along the west line of said 49.639 acre PVA Holdings tract, a distance of 496.39 feet to a 1/2 inch iron rod with cap stamped "RMC" found on the northwest corner of said 49.639 acre PVA Holdings tract, and the northwest corner of a certain 49.639 acre PVA Holdings tract, from which a 1/2 inch iron rod with cap stamped "RMC" found on the west line of said 49.639 acre PVA Holdings tract, bears North 89 degrees 00 minutes 00 seconds East, a distance of 496.39 feet.

THENCE North 89 degrees 00 minutes 00 seconds East, along the common east line of said 49.639 acre Royse City tract, and the east line of said 49.639 acre PVA Holdings tract, a distance of 496.39 feet to a 1/2 inch iron rod with cap stamped "RMC" found on the east line of said 49.639 acre PVA Holdings tract, and the east line of said 49.639 acre PVA Holdings tract, from which a 1/2 inch iron rod with cap stamped "RMC" found on the east line of said 49.639 acre PVA Holdings tract, bears South 89 degrees 00 minutes 00 seconds West, a distance of 496.39 feet.

THENCE North 89 degrees 00 minutes 00 seconds East, along the common east line of said 49.639 acre Royse City tract, and the east line of said 49.639 acre PVA Holdings tract, a distance of 496.39 feet to a 1/2 inch iron rod with cap stamped "RMC" found on the east line of said 49.639 acre PVA Holdings tract, and the east line of said 49.639 acre PVA Holdings tract, from which a 1/2 inch iron rod with cap stamped "RMC" found on the east line of said 49.639 acre PVA Holdings tract, bears South 89 degrees 00 minutes 00 seconds West, a distance of 496.39 feet.

STANDARD LAND SURVEY

48.654 ACRES

BEING A 48.654 ACRE TRACT OF LAND
PART OF AN ORIGINAL 79.811 ACRE TRACT &
AN ORIGINAL 49.639 ACRE TRACT

SITUATED IN

THE JAMES MCBRIDE SURVEY, ABSTRACT 630 &
THE WILLIAM H. KUYKENDALL, ABSTRACT 513
COLLIN COUNTY, TEXAS

SHEET 1 OF 1

CITY OF ROYSE CITY, TEXAS

48.654 ACRE STANDARD LAND SURVEY

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBEFLS Engineering Firm No. 326, TBEFLS Survey Firm No. 1001800
11910 Mesquite Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

JUNE
2024