

1/2" IRF  
(CM)  
N.W. CORNER  
OF  
SCHLUND  
HOLDINGS, LLC.  
INST. NO.  
2022-2022000073215

GREGORY K. LIVESAY  
AND SPOUSE,  
MARY W. LIVESAY  
INST. NO. 20090325000344180

BARBARA D. HAIR  
A MARRIED WOMAN  
VOL. 5961, PG. 3795

2701 SUNSET RIDGE DRIVE, STE. 303  
ROCKWALL, TEXAS 75032

FIRM REGISTRATION NO. 10194366

## SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 10115 GENERAL BOND COURT, in COLLIN COUNTY, Texas.

Being all that certain lot, tract or parcel of land situated in the C. Carter Survey, Abstract No. 220, in Collin County, Texas, being the same land described in deed to Paul Keith Austin, recorded in Instrument No. 20170810001067430, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at an "X" found for corner in Private Road 5443 and in the North line of a tract of land described in deed to Gemini Air, Inc., recorded in Volume 5442, Page 7282 (D.R.C.C.T.) and at the Southeast corner of a tract of land described in deed to Jamie Arispe and Manuel Anthony Arispe,, wife and husband, recorded in Instrument No. 20200130000131750 (D.R.C.C.T.);

THENCE North 00 degrees 10 minutes 52 second East, a distance of 359.54 feet to a 1/2 inch yellow capped iron rod set for corner in General Bond Court and in the South line of a tract of land described in deed to Gregory K. Livesay and spouse, Mary W. Livesay, recorded in Instrument No. 20090325000344180 (D.R.C.C.T.), at the Northeast corner of said Arispe tract, from which a 60d nail found for reference bears South 61 degrees 08 minutes 08 seconds West, a distance of 0.47 feet;

THENCE North 89 degrees 56 minutes 12 seconds East, a distance of 187.00 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set at an "ell" corner of said General Bond Court, from which a 1/2 inch iron rod found for reference bears North 22 degrees 43 minutes 48 seconds West, a distance of 1.44 feet;

THENCE South 00 degrees 10 minutes 52 seconds West, a distance of 359.54 feet to an "X" set at the intersection of said General Bond Court and said Private Road 5443;

THENCE South 89 degrees 56 minutes 12 seconds West, with said Private Road 5443, a distance of 187.00 feet to the PLACE OF BEGINNING and containing 67.233 square feet or 1.54 acres of land, of which approximately 3,740 square feet or 0.08 of an acre lies in the road.

JAMIE ARISPE  
AND MANUEL ANTHONY ARISPE,  
WIFE AND HUSBAND  
INST. NO. 20200130000131750

"X" FOUND  
S.W. CORNER OF  
JAMIE ARISPE  
AND MANUEL  
ANTHONY ARISPE,  
WIFE AND  
HUSBAND  
INST. NO.  
20200130000131750

GEMINI AIR,  
INC.  
VOL. 5442,  
PG. 7282

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

STAR DOG AVIATION, LLC  
INST. NO. 20160906001186600



ACCEPTED BY: \_\_\_\_\_



CHICAGO TITLE

PROPERTY SUBJECT TO  
EASEMENTS & RESTRICTIONS  
CC# 20180824001067120

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY CHICAGO TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'

Date: 10/15/2024

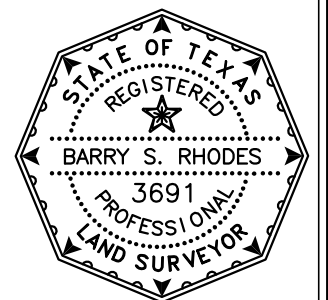
G. F. No.: 8051732400491

Job no.: 202408757

Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CHICAGO TITLE

| LEGEND                             |                                                           |
|------------------------------------|-----------------------------------------------------------|
| WOOD FENCE                         | IRON FENCE                                                |
| CHAIN LINK                         | WIRE FENCE                                                |
| BOUNDARY LINE                      | EASEMENT SETBACK                                          |
| CM - CONTROLLING MONUMENT          | MRD - MONUMENT OF RECORD DIGNITY                          |
| POINT FOR CORNER                   | 1/2" YELLOW-CAPPED IRON ROD SET STAMPED "BURNS SURVEYING" |
| X-CUT FOUND OR SET (AS NOTED)      | FENCE POST FOR CORNER                                     |
| MONUMENT FOUND EM - ELECTRIC METER | CABLE                                                     |
| CLEAN OUT                          | PE - POOL EQUIP                                           |
| GAS METER                          | POWER POLE                                                |
| FIRE HYDRANT                       | TELEPHONE                                                 |
| LIGHT POLE                         | WATER METER                                               |
| MANHOLE                            | WATER VALVE                                               |
| ( UNLESS OTHERWISE NOTED )         |                                                           |



*Barry S. Rhodes*