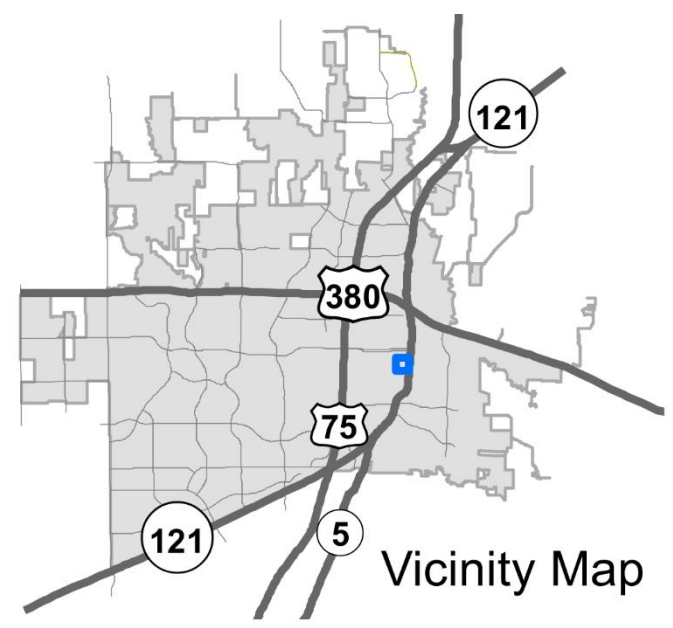
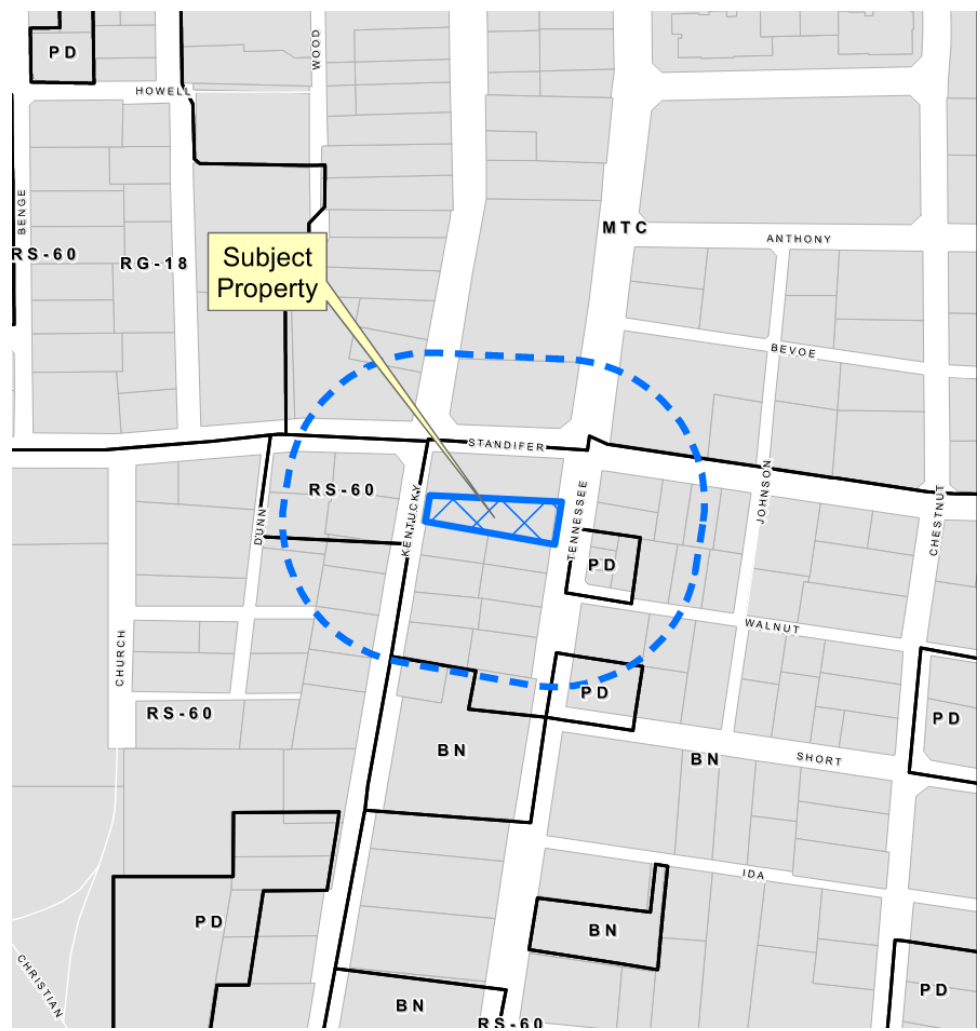


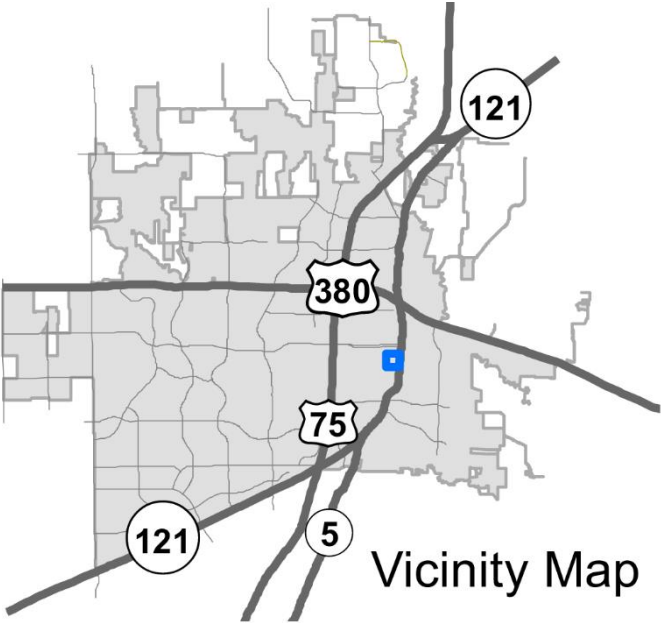
504 S Tennessee Rezone

23-0037Z

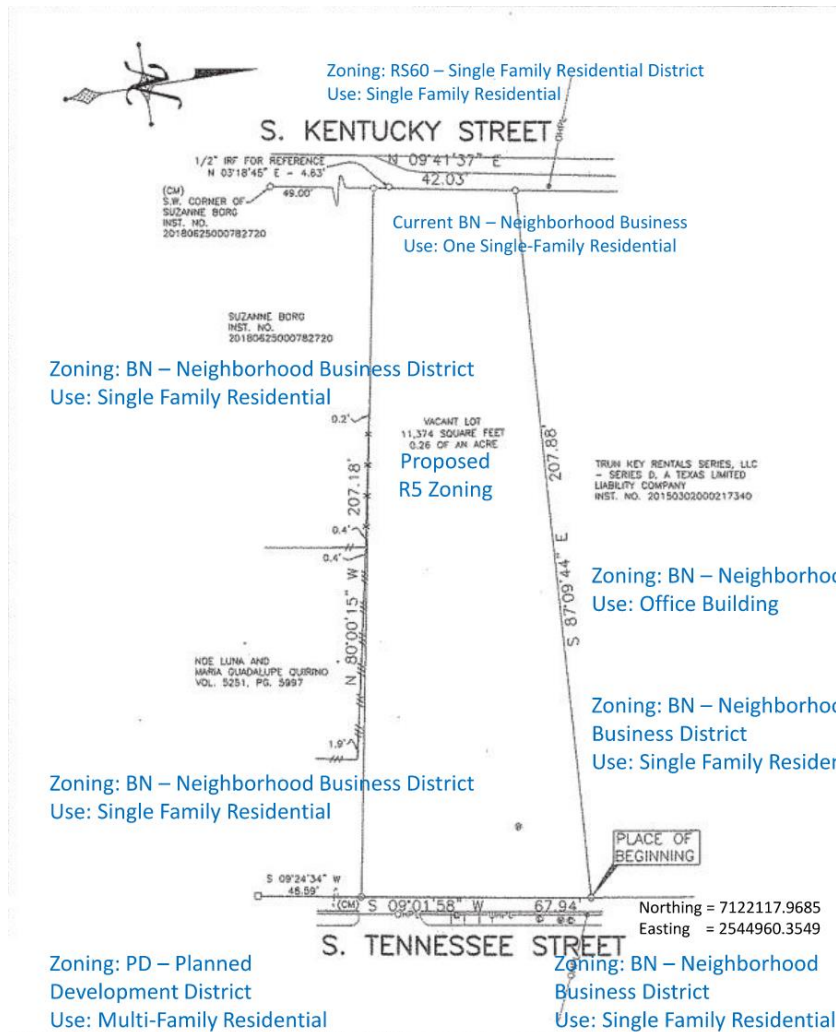
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

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. 504 S. TENNESSEE STREET, in COLLIN COUNTY, Texas.

Being all that certain lot, tract or parcel of land situated in the Mary Standifer Survey, Abstract No. 811, in Collin County, Texas and being the same land described in deed to Jose Hernandez, recorded in Volume 4155, Page 2363, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner (NORTHING = 7122117.9685, EASTING = 2544960.3549) in the West line of S. Tennessee Street, at the Southeast corner of a tract of land described in deed to Turn Key Rentals Series, LLC - Series D, a Texas limited liability company, recorded in Instrument No. 20150302000217340 (D.R.C.C.T.) and at the Northeast corner of said Hernandez tract;

THENCE South 09 degrees 01 minutes 58 seconds West, with the said West line of S. Tennessee Street, a distance of 67.94 feet to an axel found at the Northeast corner of a tract of land described in deed to Noe Luna and Maria Guadalupe Quirino, recorded in Volume 5291, Page 5997 (D.R.C.C.T.);

THENCE North 80 degrees 00 minutes 15 seconds West, a distance of 207.18 feet to a point for corner in the East line of S. Kentucky Street, at the Northwest corner of a tract of land described in deed to Suzanne Borg, recorded in Instrument No. 20180625000782720 (D.R.C.C.T.), from which a 1/2 inch iron rod found bears for reference, North 03 degrees 18 minutes 45 seconds East, a distance of 4.63 feet;

THENCE North 09 degrees 41 minutes 37 seconds East, with the said East line of S. Kentucky Street, a distance of 42.03 feet to a 1/2 inch iron rod found at the Southwest corner of said Trun Key Rentals Series tract;

THENCE South 87 degrees 09 minutes 44 seconds East, a distance of 207.88 feet to the PLACE OF BEGINNING and containing 11,374 square feet or 0.26 of an acre of land.

Zoning Exhibit

The plot 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 plot; 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 ENCHROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale:	<u>1" = 30'</u>	USE OF THIS SURVEY FOR ANY OTHER PURPOSE
Date:	<u>05/27/2020</u>	OR OTHER PARTIES SHALL BE AT THEIR RISK AND
G. F. No.:	<u>800061901845</u>	UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR
Job no.:	<u>202003491</u>	ANY LOSS RESULTING THEREFROM.
		THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
		CHICAGO TITLE

Drawn by: CME

[illegible]

CHICAGO TITLE



