



Jennifer Day
05 October 2017
2017-22279 D.R.

Michael Cowan and
Suzann Cowan
21 June 2021
2021-20713 D.R.

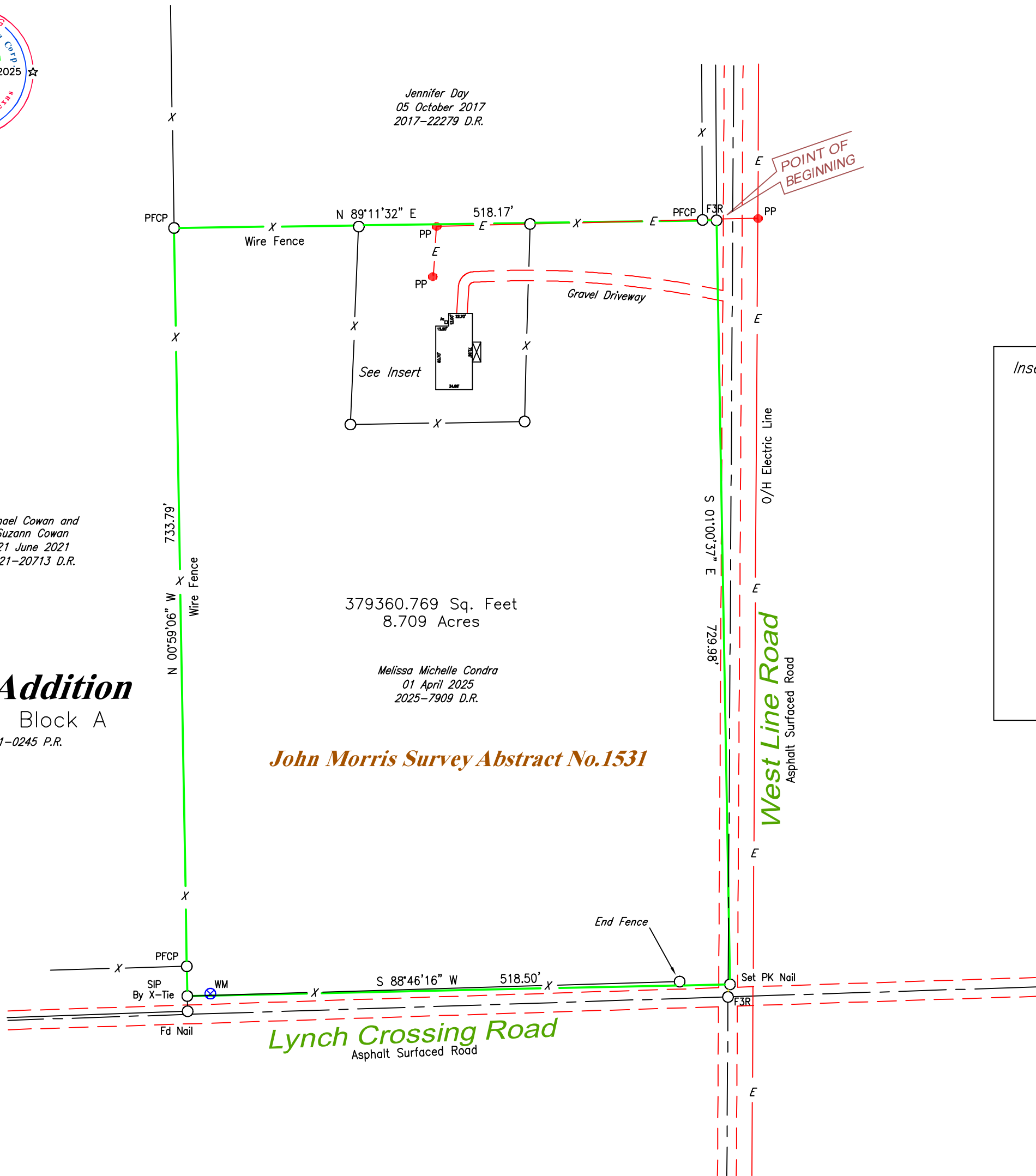
Lexi Addition

Lot 1 Block A
2021-0245 P.R.

379360.769 Sq. Feet
8.709 Acres

Melissa Michelle Condra
01 April 2025
2025-7909 D.R.

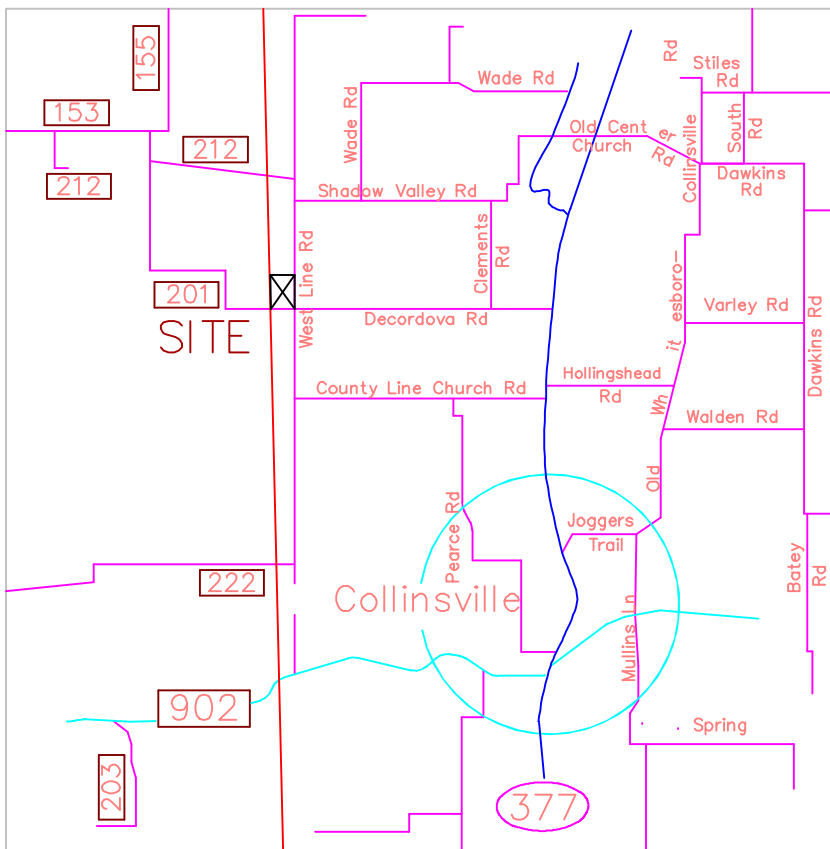
John Morris Survey Abstract No.1531



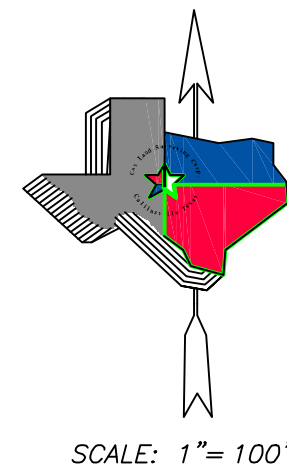
*** Basis of Bearing ***
Course along the north line
Melissa Michelle Condra Deed
2025-7909 D.R.

LEGEND	
LP	Light Pole
WV	Water Valve
MH	Man Hole
ICV	Irrigation Sistem
S3R	Set 3/4" Rod
FIP	Found Rebar
SIP	Set 1/2" Sq.Tubing
FST	Fd 1/2" Sq.Tubing
FSR	Fd Sq. Rod
ROW	Right-of-Way
X	Fence Line
()	Deed Calls
E	Electric Line
T	Telephone Line
GM	Gas Meter
PP	Power Pole
WM	Water Meter
AC	Air Cond.
BL	Building Line
UGT	Underground phone
WFCP	Wood Fence Corner Post
PFCP	Pipe Fence Corner Post
UE	Utility Easement
BC	Back of Curb
FH	Fire Hydrant
	Concrete/Asphalt Surfaced
	Gravel Surfaced
TREE	TREE
	Edge of Road

- Note:
- There May be underground Pipe Lines on this property that are not visible (water lines, electric lines, oil lines, gas lines).
 - Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
 - This Survey May or May Not Comply With City or County Platting Regulations.
 - The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
 - This Survey was prepared without the benefit of having a Title Policy.



Location Map



SCALE: 1"= 100'

*** PROPERTY DESCRIPTION ***

All that certain tract or parcel of land situated in the John Morris Survey, Abstract Number 1531, County of Grayson, State of Texas, said tract being all of a tract as described in Deed to Melissa Michelle Condra, filed 01 April 2025, Instrument Number 2025-7909 of the Deed Records, County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found 3/4 inch Steel Rod, said rod being the northeast corner of said Condra tract, and being on the south line of a tract as described in deed to Jennifer Day, filed 05 October 2017, Instrument Number 22279 of said Deed Records, and being on the west side of West Line Road (an asphalt surfaced road);

Thence: South 01 degrees 00 minutes 37 seconds East, with the east line of said Condra tract, and entering said West Line Road for a total distance of 729.98 feet to a set PK Nail for the southeast corner of said Condra tract;

Thence: South 88 degrees 46 minutes 16 seconds West, with the south line of said Condra tract, and with the north side of Lynch Crossing Road, a distance of 518.50 feet to a set 1/2 inch Steel Square Tubing by a cross tie fence corner post for the southwest corner of said Condra tract;

Thence: North 00 degrees 59 minutes 06 seconds West, with the west line of said Condra tract, and with the east line of Lexi Addition, Instrument Number 2021-0245 of the Plat Records, County of Grayson, State of Texas, a distance of 733.79 feet to a pipe fence corner post for the northwest corner of said Condra tract, and the southwest corner of said Day tract;

Thence: North 89 degrees 11 minutes 32 seconds East, with the north line of said Condra tract, and with the south line of said Day tract, a distance of 518.17 feet to the POINT OF BEGINNING and containing 8.709 acres of land.

The undersigned does hereby state to Roggiero Musacci that a survey was made on the ground, dated 19 May 2025, on the property legally described hereon or in attached field notes and is correct, except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described herein above.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED

02 June 2025



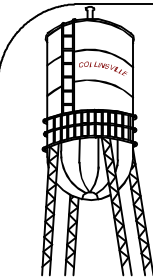
Don K Cox

Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for County of Grayson, State of Texas, community Panel Number 48121-C effective date of 29 September 2010, and that map indicates that this property is **not** within Zone A of the Flood Insurance Rate Map, as shown on Panel Number 0350F of said map.

This flood statement is an approximate location and does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.



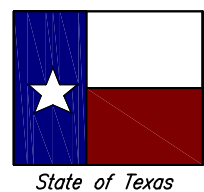
COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233

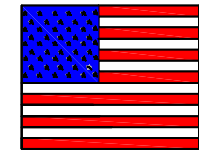
COLLINSVILLE 903-429-6125 E-mail: CLSC108@aol.com

Gainesville 940-612-LAND Denton 940-381-5070

McKinney 469-952-5070



5023 West Line Road Collinsville, Tx.
8.709 Acres in the
John Morris Survey Abst.No.1531
County of Grayson
State of Texas



Drawn by: MJC
Check by: DKC

Job No.
25-16222
Firm # 10005500

Date: 30 May 2025