

123 Acres

U.S. HIGHWAY NO. 380

STATE OF TEXAS
20100326000287350
O.P.R.C.C.T.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the Smallwood Owens Survey, Abstract No. 678, Collin County, Texas, and being part of a tract of land described in a Deed to Cabot William Wolfe, et al, as recorded in Doc. No. 20100201000098920 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the Southeast corner of a tract of land described in a Deed to the State of Texas as recorded in Doc. No. 20100326000287350 of the O.P.R.C.C.T., said point being at the intersection of the South line of U.S. Highway No. 380 and the East line of said Wolfe tract;

THENCE S. 00 deg. 44 min. 54 sec. W. with the East line of said Wolfe tract, a distance of 2762.98 feet to a 60d nail found for corner at the Southeast corner of said Wolfe tract;

THENCE N. 89 deg. 39 min. 57 sec. W. with the South line of said Wolfe tract, passing 11.50 feet south of a 1/2" iron rod at a fence corner post at a distance of 253.00 feet and continuing for a total distance of 1165.66 feet to a point for corner on the south side of a tree at a turn in the South line of said Wolfe tract;

THENCE S. 89 deg. 57 min. 01 sec. W. with the South line of said Wolfe tract, passing a 1/2" iron rod with cap stamped "RPLS 5686" found at a distance of 401.81 feet and continuing along the South line of said Wolfe tract and entering into County Road 697 and continuing for a total distance of 777.00 feet to a 1/2" iron rod set for corner at the Southwest corner of said Wolfe tract and being at a turn in said road, from said point a 1/2" iron rod found at a pipe post bears S. 67 deg. 16 min. 16 sec. W. a distance of 30.22 feet;

THENCE N. 00 deg. 44 min. 01 sec. E. along the centerline of County Road 697, a distance of 2760.00 feet to a point for corner in a flare in the South line of said highway;

THENCE in an Easterly direction with the South line of said highway as follows:
S. 89°34'29"E. 34.96 feet to a 1/2" iron rod set for corner;
N. 45°32'01"E. 16.78 feet to a 1/2" iron rod set for corner;
S. 89°33'27"E. 939.74 feet to a 1/2" iron rod set for corner;
S. 44°33'27"E. 14.14 feet to a point for corner at a TxDOT concrete monument;
S. 89°33'27"E. 100.00 feet to a TxDOT concrete monument found for corner;
N. 45°26'34"E. 14.14 feet to a TxDOT concrete monument found for corner;
S. 89°33'27"E. 836.78 feet to the POINT OF BEGINNING and containing 123.33 acres of land more or less.

NOTES

- 1) BEARING SOURCE: GPS TEXAS NORTH CENTRAL, NAD 83
- 2) Survey prepared with benefit of Title Commitment, G.F. No. 20-350503-MM, Effective Date DEC. 27, 2020.
- 3) The following easements DO AFFECT this tract: 95-0019509, V. 753, P. 471, 20100716000730310.
- 4) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48085C0340J, dated June 2, 2009, this property lies in Zones X and A. Part of this property does appear to lie within a 100-year flood plain, as shown.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plot hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plot and are true to the best of my knowledge and belief, and the improvements are within the boundaries of the property, and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plot hereon.

David W. Fite, R.P.L.S. No. 5837

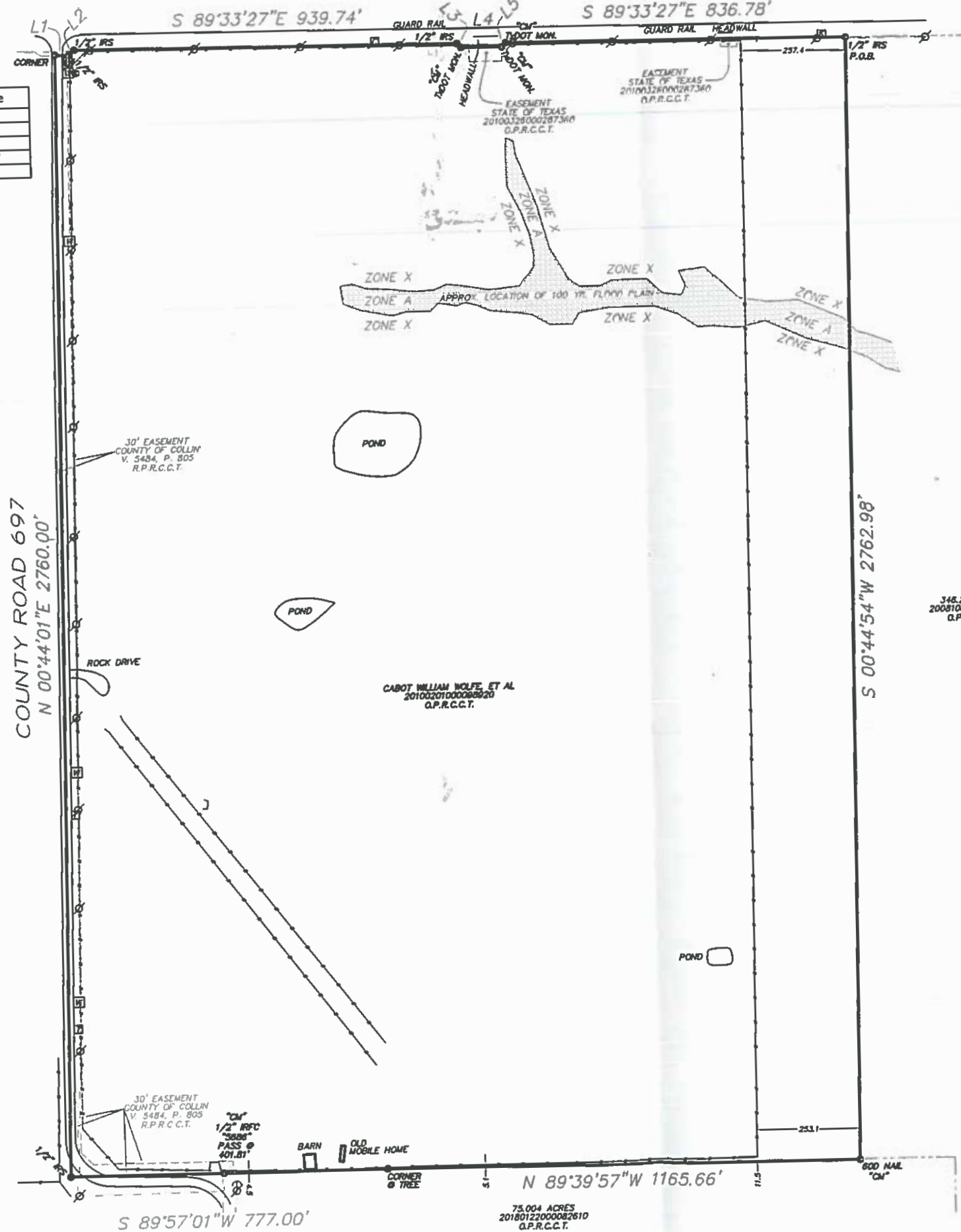
DAVID FITE SURVEYING

SCALE: 1" = 200'
DATE: 9-1-2020
JOB NO. DF200586 OF NO. 20-350503-MM
DRAWN: D.W.F. CHECK: D.W.F.
3480 COUNTY ROAD 3307 PH. NO. 903-355-8178
GREENVILLE, TX 75402 FAX NO. 903-454-7478
E-MAIL: dwsurveyorders@gmail.com



Course	Bearing	Distance
L1	S 89°34'29" E	34.96'
L2	N 45°32'01" E	16.78'
L3	S 44°33'27" E	14.14'
L4	S 89°33'27" E	100.00'
L5	N 45°26'34" E	14.14'

COUNTY ROAD 697
N 00°44'01"E 2760.00'



LEGEND

IRS	IRON ROD SET W/CAP "FITE 5837"
IRFC	IRON ROD FOUND W/CAP
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
⊙	POWER POLE
⊙	LIGHT POLE
⊙	ANCHOR
⊙	ELEC. METER
⊙	GAS METER
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	TELEPHONE PEDESTAL
⊙	CABLE PEDESTAL
⊙	SUBSURFACE UTILITY BOX
⊙	WARNING SIGN