



PROPERTY DESCRIPTION

Being a tract of land situated in the Allen Atterberry Survey, Abstract No. 23, in the City of Wylie, Collin County, Texas, being a part of Lot 15, Block A of Twin Lakes Subdivision Phase I, an Addition to the City of Wylie, Collin County, Texas, according to the map recorded in Volume G, Page 561, Map Records, Collin County, Texas and being a part of that same tract of land conveyed to Cornerstone Baptist Church by Deed recorded in Volume 4182, Page 2740, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner in the South line of Alanis Drive (100' right-of-way), said point being the Northwest corner of Lot 14, Block A of said Twin Lakes Subdivision Phase I;

Thence South along the West line of said Lot 14, Block A, a distance of 504.45 feet to a 1/2 inch iron found for corner, said point being in the intersection of the West line of a 10 foot alley right-of-way and the North line of a 15 foot alley right-of-way;

Thence West along the North line of said 15 foot alley, a distance of 488.97 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set for corner, said point being in the North line of Lot 1, Block A of said Twin Lakes Subdivision Phase I, and being in the East line of Ballard Street (variable width right-of-way);

Thence North 00 degrees 00 minutes 25 seconds East along the East line of said Ballard Street, a distance of 464.04 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set for corner, said point being in a curve to the left having a radius of 2110.00 feet and a chord bearing North 00 degrees 33 minutes 42 seconds West, a distance of 40.41 feet;

Thence in a Northerly direction along the East line of said Ballard Street and curve to the left, an arc distance of 40.42 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" set for corner, said point being in the South line of aforementioned Alanis Drive;

Thence East along the South line of said Alanis Drive, a distance of 489.31 feet to the Point of Beginning and containing 246,652 square feet or 5.6624 acres of land.

TITLE COMMITMENT EXCEPTIONS

SCHEDULE "B" ITEMS
As described in First American Title Insurance Company's Title
Commitment No. 1013-151513-RTT with an effective date May 18, 2015,
and an issued date of June 17, 2015

Exception No.	Description	Applies to Subject tract	Shown Graphically
10e	Easement granted by Thomas Loughlin and wife, Margaret L. Loughlin to Lone Star Gas Company, filed 05/05/1929, recorded in Volume 273, Page 176, Real Property Records, Denton County, Texas. Together with and affected by that instrument filed 04/24/1990, recorded in Volume 3260, Page 974, Real Property Records, Collin County, Texas.	Yes	Yes
10f	Easement granted by Thomas Loughlin and wife, Margaret L. Loughlin to Texas Power & Light Company, filed 06/04/1937, recorded in Volume 313, Page 122, Real Property Records, Denton County, Texas.	Yes	No (blanket in nature)
10g	Easement granted by C. Truitt Smith et al to North Texas Municipal Utility District, filed 12/14/1955, recorded in Volume 508, Page 138, Real Property Records, Denton County, Texas.	No (offsite within R.O.W.)	Yes
10h	Easement granted by Cornerstone Baptist Church to North Texas Municipal Utility District, filed 05/24/1999, recorded in Volume 4422, Page 2450, Real Property Records, Denton County, Texas.	No (offsite within R.O.W.)	Yes
10i	The following easements and/or building lines, as shown on plat recorded in Volume G, Page 561, Map Records, Collin County, Texas: 50' Lone Star Gas Company easement; 30' North Texas Municipal Utility District easement.	Yes No (offsite within R.O.W.)	Yes

SURVEYOR'S CERTIFICATE

Certify To: Ambition Living LLC, First American Title Insurance Company and Republic Title

I hereby certify that on the 7th day of July, 2015, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Alanis Drive & Ballard Street, same being paved, dedicated public rights-of-way maintained by The City of Wylie, which about the subject property, and are physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Gary E. Johnson
Registered Professional Land Surveyor No. 5299
State of Texas



REVISIONS

No.	Revision/Issue	Date

LEGEND

- HANDICAPPED SPACE
- PARKING SPACE
- IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND
- FENCE POST CORNER
- "X" FOUND / SET
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE (CENTER POST)
- WIRE FENCE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH, DECK OR CARPORT
- CONCRETE PAVING
- GRAVEL/ROCK ROAD OR DRIVE
- OES OVERHEAD ELECTRIC SERVICE
- OMP OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE COVER
- LIGHT POLE
- POWER POLE
- BRICK COLUMN
- AIR CONDITIONING
- FIRE HYDRANT
- ELECTRIC METER

GENERAL NOTES

- According to the F.I.R.M. No. 48085C0535J, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- Bearings are based on Map thereof recorded in Volume G, Page 561, Map Records, Collin County, Texas.



TEXAS HERITAGE
SURVEYING, LLC

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Category 1A, Condition II
ALANIS DRIVE
CITY OF WYLIE,
COLLIN COUNTY, TEXAS

Task No.
1502307-1
Drawn BY
MC
Date
07/09/15
Scale
1" = 30'



Gary E. Johnson
Registered Professional Land Surveyor No. 5299

ACCEPTED BY: _____ ACCEPTED BY: _____ DATE: _____