

W. LUCAS ROAD

1676' TO EAST R.O.W. OF INGRAM ROAD

S89°58'26"E 452.95

1/2" IRF N 0° 09' 00" W 5.00'

20' UTILITY EASEMENT  
VOL. 4311, PG. 22145' RIGHT-OF-WAY EASEMENT  
VOL. 4311, PG. 2214TIMMY R. BEDELL  
VOL. 2378, PG. 411SCOTT BEDELL  
VOL. PG. 743

N0°09'00"W 975.89

APPROX. LOCATION OF 100' FLOOD PLANE  
AS TAKEN FROM F.I.S.N. MAP  
(DRAINAGE HAS BEEN ALTERED THROUGH  
GRADING DONE ON RIGHT)DRAINAGE EASEMENT  
VOL. 4340, PG. 2701

S0°09'00"E 976.20

## FIELD NOTES

BEING a tract or parcel of land situated in the M. S. Wiley Survey, Abstract No. 583, Collin County, Texas; and being a part of that tract of land conveyed to Travis Ranch Limited Partnership by deed recorded in Collin County Clerk's File No. 97-0104100, Deed Records Collin County Texas; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of this tract, being in the east line of a tract of land conveyed by deed Scott Lee Bedell as recorded in Volume 1743, Page 411, Deed Records Collin County, Texas, and being the Southwest corner of Lot 8, Block A, of Travis Ranch Estates, an addition to the City of Lucas, Texas, as recorded in Cal. K, Slide 840, Plat Records, Collin County, Texas;

THENCE North 89°58'14" East a distance of 342.77 feet plus a 1/2" iron rod with a red cap for the Southeast corner of said Lot 8, Block A, in all a distance of 452.95 feet to a 1/2 inch rod with a yellow marked MCCULLAH SURVEYING set for corner and being the Northwest corner of a tract of land conveyed to Jeffery R. Helgeson by deed as recorded in Vol. 4363, Page 361, Deed Records, Collin County, Texas;

THENCE South 00°09'00" East a distance of 976.20 feet to the West line of said Helgeson tract to a point for corner from which a 1 1/2 inch iron rod bears North 00°09'00" West a distance of 5.00 feet;

THENCE North 89°58'26" West a distance of 452.95 feet to point for corner from which a found 1/2 inch iron rod bears North 00°09'00" West a distance of 5.00 feet;

THENCE North 00°09'00" West a distance of 975.89 feet to POINT OF BEGINNING and containing 10.15 acres of land, more or less

SCALE: 1" = 100'

POINT OF BEGINNING

BEARINGS BASED ON IRON RODS  
FOUND PER RECORDED PLAT.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED: This is to certify that I have, this date, made a careful and accurate survey on the ground at N. LUCAS ROAD, Collin County Texas. Being a part of that tract of land conveyed by deed to Travis Ranch Limited Partnership in Collin County Clerk's File No. 97-0104100, Deed Records of Collin County, Texas.

CERTIFICATION: The plat hereon is a true and accurate representation of the property determined by survey, the lines and dimensions of said property being as indicated by the deed, the size, location and the type of buildings and improvements as shown; all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from nearest intersecting street is as shown on said plat.

THERE ARE NO CONFLICTS OR PROTRUSIONS EXCEPT AS SHOWN.  
Approximate location of 100 year flood plane is shown by graphic representation per the F.E.M.A. map for Collin County, Texas.

DATED this the 11th day of December 2000.

LOT 8

BLOCK A

N89°59'14"E 452.95

1/2" IRF WITH YELLOW CAP  
MARKED "MCCULLAH SURVEYING"

LOT 9

LOT 10



David F. McCullah, R.P.L.S. #4023  
President  
McCullah Surveying, Inc.

MCCULLAH SURVEYING, INC.

16531 ADDISON ROAD  
ADDISON, TX. 75001  
PH (972) 713-9777 FAX (972) 713-9776