

TIMMY R. BEDELL
VOL. 2378, PG. 411

SCOTT BEDELL
VOL. 1 PG. 743

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 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 herein 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 COMPLECTIONS OR PROTESTATIONS EXCEPT AS SHOWN.
Approximate location of 100 year flood plain 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



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

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

LOT 9

LOT 10

MCCULLAH SURVEYING, INC.

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

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 of 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 1748, Page 411, Deed Records of 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 Vol. 1, Slide 840, Plat Records, Collin County, Texas;
THENCE North 89°59'14" East a distance of 342.77 feet to 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 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" East a distance of 5.00 feet;
THENCE North 00°09'00" West a distance of 975.89 feet to POINT OF BEGINNING and containing 10.45 acres of land, more or less.

JEFFERY R. HELGESON
VOL. 4363, PG. 361

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'

N0°09'00"W 975.89

N89°59'14"E 452.95

1/2" IRF N 0° 09'00" W 5.00'

20' UTILITY EASEMENT
VOL. 4311, PG. 2214

5' RIGHT-OF-WAY EASEMENT
VOL. 4311, PG. 2214

DRAINAGE EASEMENT
VOL. 4340, PG. 2701

APPROX. LOCATION OF 100- YEAR FLOOD PLANE
AS TAKEN FROM F.E.M.A. MAP
(ENCLOSURE AND MAP ATTACHED THROUGH
MAILING SLIT ON RIGHT)

IRON PIPE FENCE

POWER POLE

FENCE ON LINE

FENCE ON LINE

FENCE ON LINE

Survey

Survey