

DESCRIPTION 9.675 Acres of Land

SITUATED in Collin County, Texas, in the W. D. Thompson Survey, Abstract No. 892, being a resurvey of the 9.383 acres of land described in a deed from Mike Breslin and wife, Janene E. Breslin to Robert Beck dated July 13, 2001, recorded in Volume 4960, Page 1444 and the 0.292 acre of land described in a deed from Mike Breslin and wife, Janene E. Breslin to Robert Beck dated July 13, 2001, recorded in Volume 4960, Page 1448, both deeds of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at an iron pin found beside a corner post at the southeast corner of said 9.383 acre tract, the east corner of said 0.292 acre tract and at the southwest corner of the Michael Wright 1.817 acres, Ref. V. 3075, P. 708 and on the north side of County Road No. 395;

Thence westerly with the south line of said 0.292 acre tract, with an old fence on the north side of said County Road No. 395 as follows:

South 84°13'37" West, 222.92 feet; South 82°37'12" West, 92.14 feet;

North 89°47'47" West, 97.93 feet; North 87°23'47" West, 207.64 feet to a steel fence corner post at the southwest corner of said 0.292 acre tract and in the east line of the U.S.A. Lavon Res. tract, Ref. V. 842, P. 42;

Thence northerly with the west line of said 0.292 acre tract, the west line of said 9.383 acre tract, with the east line of said U.S.A. tract and with a fence as follows:

North 8°27'42" East, 135.23 feet to a conc. Govt Mon.; North 12°22'41" West, 655.6 feet to a concrete Government marker at the northwest corner of said 9.383 acre tract, the northeast corner of said U.S.A. tract and in the south R.O.W. line of Farm Road No. 546;

Thence south 72°02' east, 769.79 feet with the acre tract and with said south R.O.W. line to a wood P.C. a curve to the right from which the radius cent 773.51 feet;

Thence with said curve to the right an arc of angle of 0°51'50" to an iron pin found beside a corner of said 9.383 acre tract and at the northwest corner of said 1.912 acres, Ref. V. 1910, P. 862;

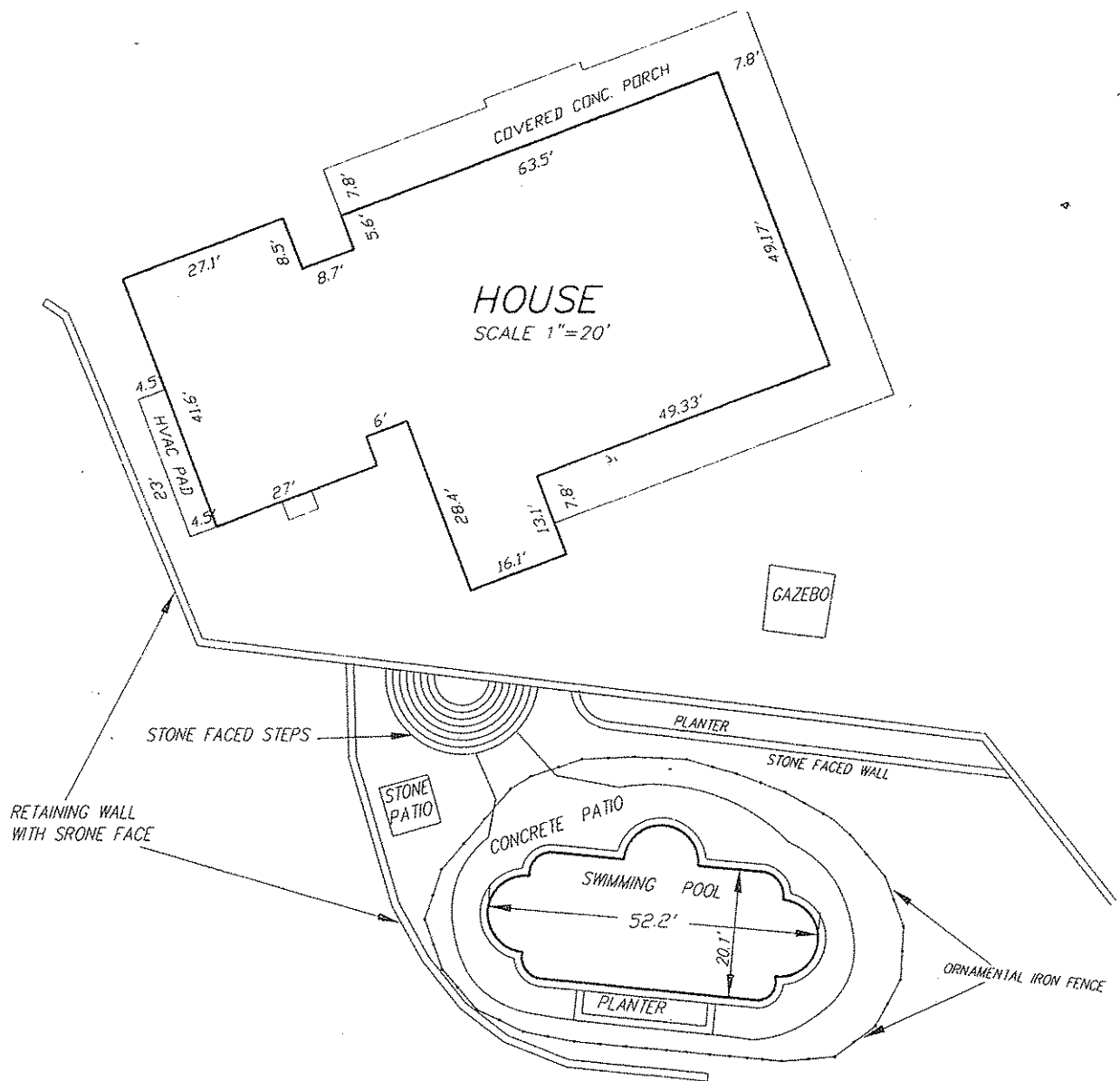
Thence south 0°30'01" west, 508.57 feet with the acre tract, with the west line of said 1.912 acre tract, 1.817 acre tract and generally with a fence to the P containing 9.675 acres of land.

CERTIFICATION:

I, hereby certify that I made the survey on the ground herein described tract shown hereon and set corner plot and that only visible improvements on the ground survey, to my knowledge, there are no encroachment or conflicts except as shown on the survey plot; the to its completeness.

G. M. Geer
G. M. GEER, REGISTERED PROFESSIONAL ENGINEER, TEX. REG. NO. 6653 AND REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REG. NO. 3258

NOTE: DRAWING HAS BEEN REVISED TO SHOW SWIMMING POOL



LEGEND

- IPS 1/2" IRON PIN SET
 • IPF 1/2" IRON PIN FOUND
 --- B&I --- B&I BRICK & STEEL ORNAMENTAL FENCE
 Ø POWER POLE
 _____ BOUNDARY LINE
 _____ WATER LINE
 - - - - - RIGHT-OF-WAY
 - - - - - EASEMENT

ELEC.PWR.POLE

ine of said 9.383
Mon. found at the
South 17°58' west,

et around a central
at the northeast
r of the Larry Wayne

line of said 9.383
west line of said
OF BEGINNING and

Oct. 24, 2005 on the
as reflected on the
as shown on the
tapping of improvements
survey is guaranteed

I, G. M. Geer do hereby certify that the two building pads shown on the PLAT hereon are not in the 100 year flood plain.

DIRECTIONAL CONTROL: N.L. 9.383 acres described in V. 4960, P. 1444.

⊗ CONTROLLING MONUMENTS: Conc. Govt. Mkr. found at the N.W.C. of said 9.383 acre tract & Wood R.O.W. Mon. at the east end of said line at the P.C. of a curve.

ESMT. TO T.P. & L., REF. V. 330, P. 206 & V. 313, P. 125—the electric power pole lines and appurtenances described no longer exist, but said esmt. still affect the land.
R.Q.W. ESMT. to the State of Texas described in V. 515, P. 186 does not apply to the land described and plotted hereon.

NOTE: THE LAND DESCRIBED AND PLATTED HEREON LIES IN ZONE X (OUTSIDE THE 500 YEAR FLOOD PLAIN) AND IS LOCATED IN THE BOUNDS OF F.E.M.A. FIRM PANEL 48085C0295J DATED JUNE 2, 2009 AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN.

11-5-10

