



LEGAL DESCRIPTION

Being a 40.33 acre tract or parcel of land situated in the Caleb Hart Survey, Abstract Number 393, in Collin County, Texas and being a portion of a called 46.750 acre tract of land described in the deed to John Alexander, recorded in Volume 860, Page 29 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2" iron rod found at the Southeast corner of said 46.750 acre tract and the Southwest corner of a called 81.115 acre tract of land described in the deed to Thomas B. Crossland and wife Sue D. Crossland, recorded in Volume 3137, Page 975 of the Deed Records of Collin County, Texas;

THENCE North 89°49'21" West, with the South line of said 46.750 acre tract, a distance of 1354.18 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 46.750 acre tract and being in County Road 171;

THENCE with the East line of said 46.750 acre tract and near the center of said County Road 171 the following courses and distances:

North 00°14'17" West, a distance of 576.00 feet to a mag nail set;

North 00°30'14" West, a distance of 407.96 feet to a mag nail set;

North 02°04'46" East, a distance of 320.55 feet to a mag nail set at the Southwest corner of a called 79.328 acre tract of land described in the deed to Thomas B. Crossland and wife Sue D. Crossland, recorded in Volume 2529, Page 880 of the Deed Records of Collin County, Texas;

THENCE North 89°48'21" East, with the North line of said 46.750 acre tract and the common South line of said 79.328 acre tract, passing at 25.00 feet a capped 1/2" iron rod stamped "EAGLE SURVEYING" set for reference, continuing on said course passing at 213.85 feet an old 10" bois d arc fence corner post and continuing on said course, a total distance of 1321.30 feet to a 1/2" iron rod found at the Northeast corner of said 46.750 acre tract and the Northwest corner of said 81.115 acre tract from which a 1/2" iron rod found at an angle point in the South line of said 79.328 acre tract and the common North line of said 81.115 acre tract bears North 89°48'21" East a distance of 1342.00 feet;

THENCE South 01°12'35" East, with the East line of said 46.750 acre tract and the common West line of said 81.115 acre tract, a distance of 1313.24 feet to the **POINT OF BEGINNING** and containing 40.33 acres of land more or less.

SURVEYOR NOTES

1. This survey is certified to Capital Title, Fidelity National Title Insurance Company, Premier DMK, LLC, and John Alexander and is only valid for G.F. No. 18-380818-JF
2. The bearings shown on this survey are based on GPS observations utilizing the Western Data Systems RTK Network, NAD 83 (2011) Datum.
5. This map is a true and correct representation of the lands surveyed on the ground and mapped to the best of my knowledge and belief.
7. All Capped Iron Rods Set are 1/2" and stamped "Eagle Surveying".
8. This document represents an accurate on the ground survey of 6525 County Road 171 in Celina, Collin County, Texas, on September 19, 2018.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Capital Title with G.F. No. 18-381818-JF as listed below:

(f.) Easement created in instrument to Gunter Water Supply Corporation, recorded in Volume 817, Page 373, Real Property Records, Collin County, Texas; (Banket Type) Does affect by 15' width, centered on pipes, as installed, together with rights of Ingress-Egress.

(g.) Easement created in instrument to County of Collin, recorded in Volume 3829, Page 393, Real Property Records, Collin County, Texas; Does affect, as shown.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0130J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

JOB #: 18-09-07
 DATE: 9/19/2018
 DRAFTER: KR

EAGLE SURVEYING
 EAGLE SURVEYING, LLC
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LEGEND

IR	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
RC	RECORDED CALL
WF	WIRE FENCE
PCF	PIPE/CABLE FENCE
AS	ASPHALT SURFACE
OE	OVERHEAD ELECTRIC
SC	STORM CULVERT
WM	WATER METER
TI	TELEPHONE RISER
PP	POWER POLE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a licensed Land Surveyor under the laws of the State of Texas.

J.A. Gossett
 Ted A. Gossett Date
 R.P.L.S. # 5991 09.19.2018

