

F.M. NO. 2478
ASPHALT PAVEMENT

## NOTES:

The original copy will have original signatures, stamp seal and an impression seal.
 Copyright 2014, Surdukan Surveying, Inc.
 This survey is being provided solely for the use of the current parties.
 This survey is subject to all easements of record.
 The bases of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEIOD03).

## SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2011. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613



SCALE 1"= 200'

LEGEND

L14 S 19°49'23" E L15 S 16°00'01" W

C.M. = CONTROLLING MONUMENT

## LEGAL DESCRIPTION

BEING a tract of land situated in the W.B Smith Survey, Abstract

No. 843, and the W.A. Brown Survey, Abstract No. 55, Collin County, Texas, and being part of a called 120.047 acre tract as conveyed to Exmar. Inc. and recorded in Volume 4598, Page 2939, Land Récords of Collin County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 5/8" iron rod found for corner at the southwest corner of said 120.047 acre tract, said iron rod being in the north ROW line of F.M. No. 2478; THENCE N 01°16'50" W a distance of 1598.75' to a 1/2" iron rod found for corner; THENCE N 00°36'31" W a distance of 943.19' to a 1/2" iron rod found for corner; THENCE N 87°53'17" E a distance of 1708.96' to a 1/2" iron rod found for corner in a cry branch; THENCE up said branch the following calls: THENCE S 13°23'02" W a distance of 52.04'; THENCE S 16°45'45" E a distance of 25.38'; THENCE S 26°33'47" W a distance of 48.21' THENCE S 13°49'52" W a distance of 83.91'; THENCE S 18°21'38" W a distance of 27.93': THENCE S 09°49'52" E a distance of 63.65'; THENCE S 20°36'05" W a distance of 48.15'; THENCE S 51°12'21" E a distance of 17.08', THENCE S 31°27'58" W a distance of 32.87'; THENCE S 11°30'25" E a distance of 62.20'; THENCE S 18°21'25" W a distance of 91.81'; THENCE S 71°14'23" E a distance of 55.10'; THENCE S 26°12'33" W a distance of 59.65'; THENCE S 19°49'23" E a distance of 53.13'; THENCE S 16°00'01" W a distance of 52.44'; THENCE S 10°16'03" W a distance of 63.18'; THENCE S 30°58'29" E a distance of 72.27'; THENCE S 08°18'07" W a distance of 189.83'; THENCE S 05°24'47" W a distance of 134.78'; THENCE S 26°54'08" W a distance of 236.04' to a 3/8" iron rod found for corner;

THENCE S 88°28'18" W a distance of 115.01' to a 1/2" iron rod ound for corner;

THENCE S 00°10'29" E a distance of 623.27' to a 1/2" iron rod

THENCE S 02°36'37" E a distance of 601.78' to a 1/2" iron rod

THENCE S 00°10′29″ E a distance of 623.27′ to a 1/2″ iron ro found for corner in the north ROW line of F.M. No. 2478;

THENCE S 88°51'19" W following the north ROW line of F.M. No. 2478 a distance of 1403.50' to the POINT OF BEGINNING and containing 3,981,947 square feet or 91.413 acres of land.

## EASEMENT NOTE:

found for corner;

The easement to Grayson Collin Electric Cooperative, Inc. as recorded in County Clerks No. 20060607000777200, L.R.C.C.T. is 30' wide center on the lines and poles as install across the 120.47 acres. No lines, poles or other facilities were install on this tract.

BOUNDARY SURVEY
91.413 ACRES
W.B. SMITH SURVEY
ABSTRACT NO. 843
W.A. BROWN SURVEY
ABSTRACT NO. 55
COLLIN COUNTY, TEXAS

G.F. No. 14-193461-MM

SURDUKAN SURVEYING, INC.

P.O. BOX 126

ANNA, TEXAS 75409

(972) 924-8200

FIRM NO. 10069500

SCALE 1" = 200' DATE: SEPTEMBER 22, 2014 JOB No. 2014-107