



DESCRIPTION

All that certain lot, tract or parcel of land situated in the William Dabbs Survey, Abstract No. 252, Collin County, Texas, and being part of a tract of land described in a Deed to Michael T. Corzine as recorded in Doc. No. 20160331000381160 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner in the centerline of County Road No. 570 at the Northwest corner of said Corzine tract;

THENCE S. 89 deg. 00 min. 22 sec. E. passing a fence corner post at a distance of 19.12 feet and continuing for a total distance of 849.00 feet to a 1/2" iron rod set for corner in the North line of said Corzine tract;

THENCE S. 00 deg. 25 min. 44 sec. W. a distance of 508.04 feet to a 1/2" iron rod set for corner in the North line of a 30' road easement recorded in Doc. No. 95-0011498 of the L.R.C.C.T., said point being N. 89 deg. 36 min. 55 sec. W. a distance of 49.00 feet from a 1/2" iron rod found at the Northeast corner of said easement;

THENCE N. 89 deg. 36 min. 55 sec. W. with the North line of said easement, passing a fence corner post at a distance of 811.54 feet and continuing for a total distance of 850.75 feet to a 3/8" iron rod found for corner in the centerline of said road at the Northwest corner of said easement and being in the West line of said Corzine tract;

THENCE N. 00 deg. 37 min. 38 sec. E. along the centerline of said road, a distance of 517.07 feet to the POINT OF BEGINNING and containing 10.00 acres of land more or less.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated, except as shown on the plat hereon.

David W. Fite, R.P.L.S. No. 5837



DAVID FITE SURVEYING

SCALE: 1" = 100'

JOB NO. DF180267

DRAWN: D.W.F.

DATE: 6-11-2018

GF NO.

CHECK: D.W.F.

3480 COUNTY ROAD 3307
GREENVILLE, TX 75402

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NOTES

- 1) BEARING SOURCE: GPS GRID NORTH
- 2) Survey prepared without benefit of Title Commitment, Surveyor DID NOT research for any easements of record or not of record that may affect this tract.

LEGEND

- Ø POWER POLE
- LIGHT POLE
- ⊖ ANCHOR
- ▼ ELEC. METER
- GAS METER
- ⊗ WATER METER
- ⊙ WATER VALVE
- ⊕ FIRE HYDRANT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- SUBSURFACE UTILITY BOX
- ELECTRIC TRANSFORMER