

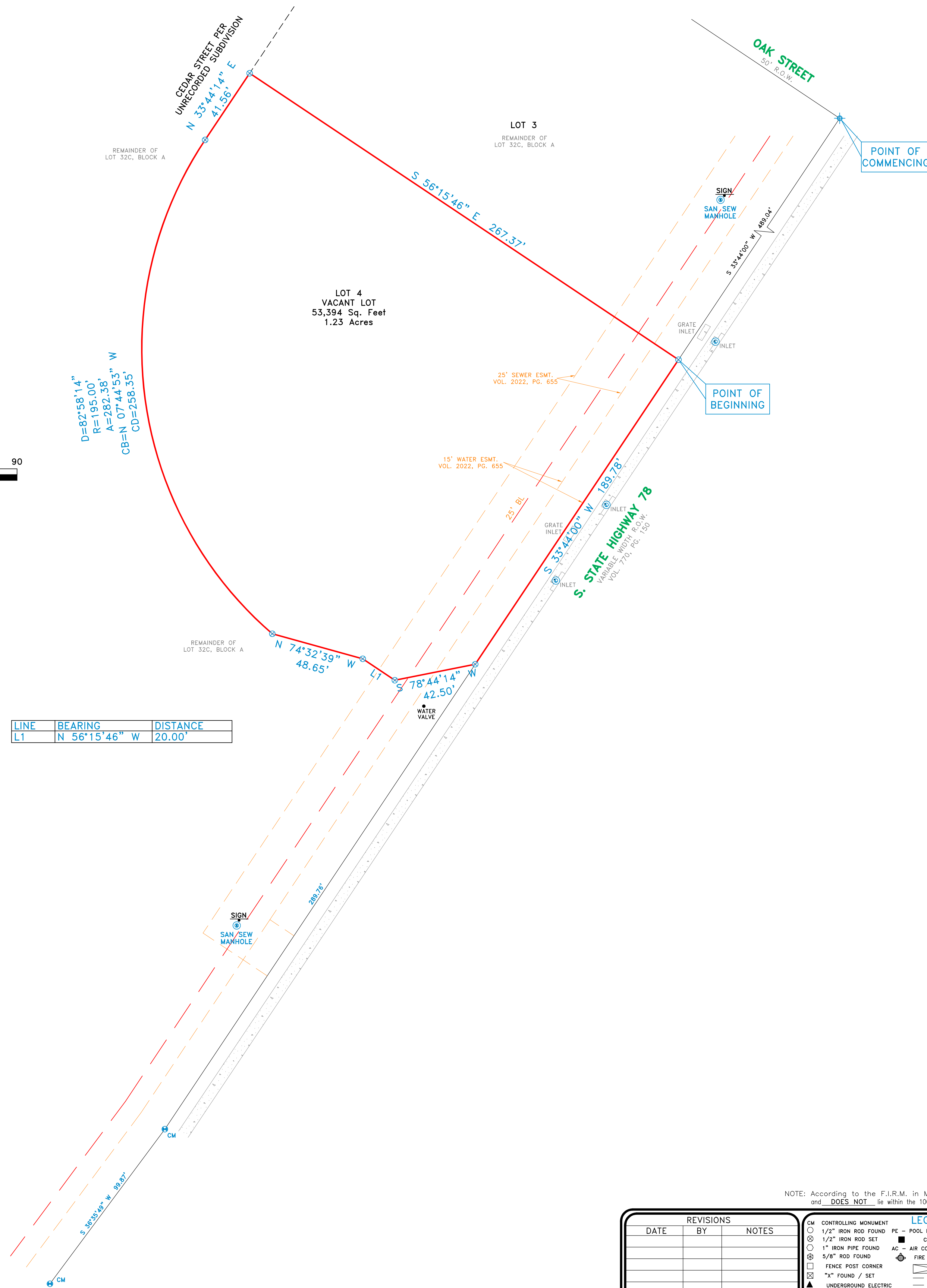
$D=82^{\circ}58'14''$
 $R=195.00'$
 $A=282.38'$
 $CB=N 07^{\circ}44'53'' W$
 $CD=258.35'$

LINE	BEARING	DISTANCE
L1	N 56°15'46" W	20.00'

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



S. State Highway 78

Being Lot 4, Replat of Lake Breeze Estates Block A, Lot 32C, an unrecorded subdivision situated in the S.M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, same being a portion of Lot 32C, Block A of Lake Breeze Estates, an addition to the City of Lavon, Collin County, Texas, according to the plat thereof recorded in Volume 2022, Page 655, Plat Records, Collin County, Texas, same being a portion of a tract of land conveyed to Lavon 678 Development, LLC, by deed recorded in Instrument No. 20190522000575640, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner, said corner being the East corner of Lot 32C, Block A of said Lake Breeze Estates (2022/655), said corner being the intersection of the Southwest right of way line of Oak Street (50 foot right of way) and the Northwest right of way line of S. State Highway 78 (variable width right of way);

THENCE South 33 degrees 44 minutes 00 seconds West, along the Northwest right of way line of said S. State Highway 78, a distance of 489.04 feet to the POINT OF BEGINNING of herein described tract;

THENCE South 33 degrees 44 minutes 00 seconds West, along the Northwest right of way line of said S. State Highway 78, a distance of 189.78 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE over and across said Lot 32C, Block A of said Lake Breeze Estates (2022/655) /Lavon 678 Development, LLC tract the following bearing and distances:

South 78 degrees 44 minutes 14 seconds West, a distance of 42.50 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

North 56 degrees 15 minutes 46 seconds West, a distance of 20.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

North 74 degrees 32 minutes 39 seconds West, a distance of 48.65 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the beginning of a non-tangent curve to the right, with a radius of 195.00 feet, a delta angle of 82 degrees 58 minutes 14 seconds, a chord bearing of North 07 degrees 44 minutes 53 seconds West, and a chord length of 258.35 feet;

Along said curve to the right, an arc length of 282.38 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

North 33 degrees 44 minutes 14 seconds East, a distance of 41.56 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 56 degrees 15 minutes 46 seconds East, a distance of 267.37 feet to the POINT OF BEGINNING and containing 53,394 square feet or 1.23 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Kingsbridge Construction that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 9th day of January, 2024

Bryan Connally
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48085C0445J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊙	TRIODT MONUMENT
⊠	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊠	FIRE HYDRANT
DES	COVERED PORCH, DECK OR CARPORT
DHP	OVERHEAD ELECTRIC SERVICE
DHP	OVERHEAD POWER LINE
⊠	CONCRETE PAVING
⊠	DOUBLE SIDED WOOD FENCE
⊠	ASPHALT PAVING
⊠	CHAIN LINK FENCE
⊠	WOOD FENCE
⊠	0.5' WIDE TYPICAL BARBED WIRE
⊠	IRON FENCE
⊠	FIRE FENCE

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Firm No. 10168800
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	1/9/2024	2400214	N/A	TO

METES AND BOUNDS SURVEY
S.M. RAINER SURVEY, ABSTRACT NO. 740
CITY OF LAVON, COLLIN COUNTY, TEXAS
S. STATE HIGHWAY 78