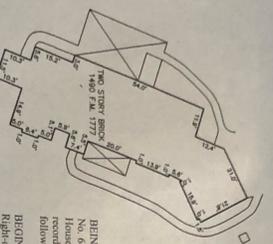


HOUSE DETAIL



LEGAL DESCRIPTION

BEING a tract of ground of land situated Collin County, Texas, being part of the Samuel Pugh Survey, Abstract No. 686, being part of a 58 1/2 acre tract of land as described in a Special Warranty Deed from Margaret Ann Houser, Trustee of the Houser Living Trust to Margaret Ann Houser, Trustee of the Houser Survivors Trust as recorded under Document No. 2014103000184590 of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner at the northeast corner of said 58 1/2 acre tract on the west Right-of-Way of Farm-to-Market Road No. 1777, said Point of Beginning being at the existing southeast corner of a 64.467 acre tract as conveyed to Garland General Agency, Inc. as recorded in Volume 3086 at Page 672 of the land records of Collin County, Texas;

THENCE S 89°00'00\"/>

SURVEYORS CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat herein is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of which are shown on the plat, and that the same are within the corners of the property set back from the property lines the distances indicated on the plat, and are NO. 1 SURVEY ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.



Frank R. Owens
R.P.L.S. No. 5387
Date: December 15, 2016
Scale: 1" = 100'

NOTES:

1. Bearings are based on the north line of said 58 1/2 acre tract.
2. Survey performed without benefit of title report.
3. Federal Emergency Management Agency (FEMA) Flood Zone Map No. 48835C0070J dated June 2, 2009, published by the Federal Emergency Management Agency, is shown on the plat. Flood Zone "A", Flood Zone "X", and Zone "V" areas shown on the plat are shown as shaded areas. Flood hazard areas are shown on survey map. This statement does not imply that the property is in a flood hazard area or that flooding or other natural hazards may occur and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SCALE: 1" = 100'

LEGEND:
 O Marker
 □ ELEC. BOX
 ○ ELEC. METER
 ◆ FIRE HYDRANT
 ▲ TELEPHONE POLE
 ◆ UNDERGROUND CABLE MARKER
 ◆ UNDEVELOPED CABLE MARKER
 ◆ UNDEVELOPED WIRE FENCE
 ◆ CONCRETE FENCE

Owens Land Surveying FIRM REG. CERT. #10022400
 WWW.OWENSLANDSURVEYING.COM (903) 450-9837 / (903) 450-9875 GREENWILLE, TX 75403
 P.O. BOX 1025
 DRAWN BY: B. EBERT
 SCALE: 1" = 100'
 JOB NO.: 2016-492