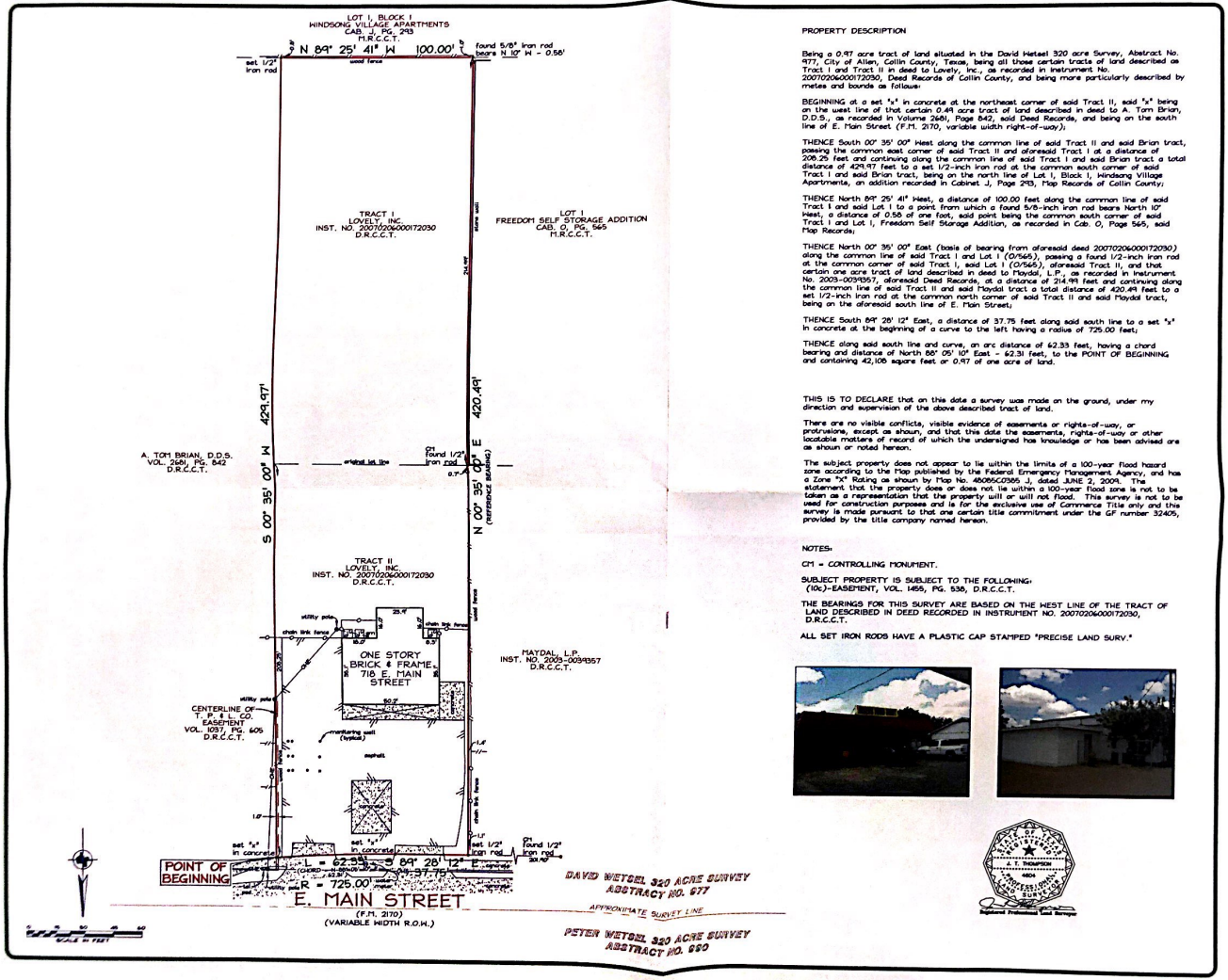

PROPERTY DESCRIPTION

Being a 0.97 acre tract of land situated in the David Wetsel 320 acre Survey, Abstract No. 977, City of Allen, Collin County, Texas, being all those certain tracts of land described as Tract I and Tract II in deed to Lovely, Inc., as recorded in Instrument No. 20070206000172030, Deed Records of Collin County, and being more particularly described by metes and bounds as follows:

BEGINNING at a set "x" in concrete at the northeast corner of said Tract II, said "x" being on the west line of that certain 0.49 acre tract of land described in deed to A. Tom Brian, D.D.S., as recorded in Volume 2681, Page 842, said Deed Records, and being on the south line of E. Main Street (F.M. 2170, variable width right-of-way);

THENCE South 00° 35' 00" West along the common line of said Tract II and said Brian tract, passing the common east corner of said Tract II and aforesaid Tract I at a distance of 208.25 feet and continuing along the common line of said Tract I and said Brian tract a total distance of 429.97 feet to a set 1/2-inch iron rod at the common south corner of said Tract I and said Brian tract, being on the north line of Lot 1, Block 1, Windsong Village Apartments, an addition recorded in Cabinet J, Page 293, Map Records of Collin County;

THENCE North 89° 25' 41" West, a distance of 100.00 feet along the common line of said Tract I and said Lot 1 to a point from which a found 5/8-inch iron rod bears North 10° West, a distance of 0.58 of one foot, said point being the common south corner of said Tract I and Lot 1, Freedom Self Storage Addition, as recorded in Cab. O, Page 565, said Map Records;

THENCE North 00° 35' 00" East (basis of bearing from aforesaid deed 20070206000172030) along the common line of said Tract I and Lot 1 (O/565), passing a found 1/2-inch iron rod at the common corner of said Tract I, said Lot 1 (O/565), aforesaid Tract II, and that certain one acre tract of land described in deed to Maydal, L.P., as recorded in Instrument No. 2003-0039357, aforesaid Deed Records, at a distance of 214.99 feet and continuing along the common line of said Tract II and said Maydal tract a total distance of 420.49 feet to a set 1/2-inch iron rod at the common north corner of said Tract II and said Maydal tract, being on the aforesaid south line of E. Main Street;

THENCE South 89° 28' 12" East, a distance of 37.75 feet along said south line to a set "x" in concrete at the beginning of a curve to the left having a radius of 725.00 feet;

THENCE along said south line and curve, an arc distance of 62.33 feet, having a chord bearing and distance of North 88° 05' 10" East - 62.31 feet, to the POINT OF BEGINNING and containing 42,108 square feet or 0.97 of one acre of land.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48085C0385 J, dated JUNE 2, 2009. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Commerce Title only and this survey is made pursuant to that one certain title commitment under the GF number 32405, provided by the title company named hereon.

NOTES:

CM = CONTROLLING MONUMENT.

SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING:
(10c)-EASEMENT, VOL. 1455, PG. 538, D.R.C.C.T.

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST LINE OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 20070206000172030, D.R.C.C.T.

ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."

STATE OF TEXAS
A. T. THOMPSON
4804
REGISTERED PROFESSIONAL LAND SURVEYOR
Registered Professional Land Surveyor

REVISIONS | BY

PRECISE LAND SURVEYING, INC.
4625 EASTOVER DRIVE * MESQUITE, TEXAS 75149
(972) 681-7072 FAX (972) 279-1508

BOUNDARY SURVEY
718 E. MAIN STREET
CITY OF ALLEN
COLLIN COUNTY, TEXAS

Precise Land Surveying, Inc.
4625 EASTOVER DRIVE
MESQUITE, TEXAS 75149

SURVEYOR: JT
DATE: 07/28/11
TECH: MW
PARTY CHIEF: RC
FIELD DATE: 07/20/11
DRAWING FILE: F:\11-FILES\511-1341
SHEETS: 1
SCALE: 1" = 30'
JOB NUMBER: 511-1341
SHEET: 1 OF 1 SHEETS

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