

BEING SITUATED IN THE WILLIAM DAVIS SURVEY, ABSTRACT NO. 248 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO TOMMY JOE WINBURN AND WIFE, JUDY G. WINBURN, OF RECORD IN VOLUME 3478, PAGE 451, DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

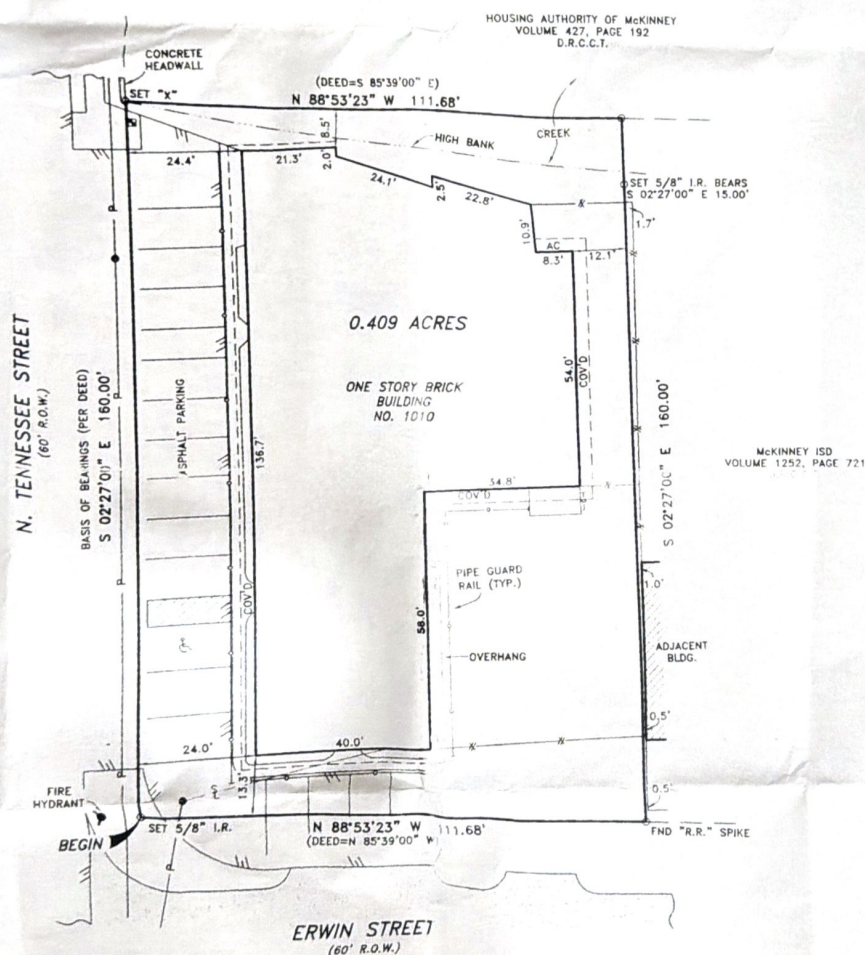
BEGINNING AT A 5/8 INCH IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ERWIN STREET (60' R.O.W.) WITH THE EAST RIGHT-OF-WAY LINE OF N. TENNESSEE STREET (60' R.O.W.) AT THE SOUTHWEST CORNER OF SAID WINBURN TRACT;

THENCE NORTH 02°27'00" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N. TENNESSEE STREET AND THE WEST LINE OF SAID WINBURN TRACT, A DISTANCE OF 160.00 FEET TO AN "X" SET FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 88°55'23" EAST ALONG THE NORTH LINE OF SAID WINBURN TRACT, A DISTANCE OF 111.68 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER THEREOF AND BEING NEAR THE CENTER OF A CREEK, FROM WHICH A 5/8 INCH IRON ROD SET FOR REFERENCE BEARS SOUTH 02°27'00" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 02°27'00" EAST ALONG THE EAST LINE OF SAID WINBURN TRACT, A DISTANCE OF 160.00 FEET TO A RAILROAD SPIKE FOUND FOR CORNER AT THE SOUTHEAST CORNER THEREOF AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID ERWIN STREET;

THENCE NORTH 88°53'23" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF ERWIN STREET, A DISTANCE OF 111.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.409 ACRES OF LAND.



McKINNEY ISD
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NOTE:

- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP
STAMPED "R.P.L.S. 5587".
2) ALL "DEED" BEARINGS AND DISTANCES SHOWN HEREON ARE PER DEED RECORDED
IN VOLUME 3478, PAGE 451, DEED RECORDS OF COLLIN COUNTY, TEXAS.
- FLOOD NOTE:

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480135-02802, DATED 06/02/09, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLINGSWOOD, TEXAS, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AND IS NOT KNOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THIS FLOOD

SYMBOL LEGEND		FND = FOUND		I.R. = IRON ROD		I.P. = IRON PIPE		ESMT. = EASEMENT		B.L. = BUILDING LINE	
1	WOOD FENCE	L. JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY HIM ON THE GROUNDS PRESENTLY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARD PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND BY THE TEXAS BOARD OF CONJUNCTION WITH TITLE COMMITMENT OF NO. 09886 PROVIDED BY CONJUNCTION WITH TITLE REFLECTING ONLY THE EASEMENTS(LISTED IN SCHEDULE "B" OF SAID COMMITMENT) 									
2	CHAIN LINK FENCE										
3	MANICAPD PARKING SPACE										
4	PIPE, GUARD RAIL										
5	COLUMN										
6	POWER POLE										
7	WATER METER										
8	POWDERLINE										
9	OVERHEAD SERVICE LINE										
10	TRANSFORMER AND PAD										
11	GAS METER	THIS SURVEY WAS PERFORMED FOR: LEGACYTEXAS TITLE USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.									
12	ASPHALT SURFACE	NAME <u>DALLAS CORVETTE SALES, INC.</u> JOB NO. <u>09-09-084</u> DATE <u>09/17/09</u> GP# <u>09986</u> TECH <u>JLM</u> DRAWN BY <u>BRS</u>									
13	CONCRETE	704 Central Parkway East Suite 1214 Plano, Texas 75074 Phone (972) 481-1700 Fax (972) 423-1083 email: info@gle-inc.com									