

PROPERTY DESCRIPTION:

BEING A 2.604 ACRE TRACT OF LAND SITUATED IN THE H. P. HORTON SURVEY, ABSTRACT NO. 368, COLLIN COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CHARLES E. McCARLEY ET UX, REBECCA A. McCARLEY, AS RECORDED IN VOLUME 2878, PAGE 597, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID McCARLEY TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RSL LAND OF TEXAS, L.L.C., AS RECORDED IN INSTRUMENT NO. 20180109000036400, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID IRON ROD BEING ON THE WEST LINE OF N. STATE HIGHWAY 78;

THENCE SOUTH 10° 34' 40" WEST, A DISTANCE OF 152.95 FEET ALONG SAID WEST LINE TO A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID McCARLEY TRACT;

THENCE SOUTH 89° 18' 06" WEST, A DISTANCE OF 741.25 FEET ALONG THE SOUTH LINE OF SAID McCARLEY TRACT TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHWEST CORNER OF SAID McCARLEY TRACT;

THENCE NORTH 00° 41' 54" WEST, A DISTANCE OF 150.00 FEET ALONG THE WEST LINE OF SAID McCARLEY TRACT TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID McCARLEY TRACT, SAID IRON ROD BEING ON THE SOUTH LINE OF AFORESAID RSL TRACT;

THENCE NORTH 89° 18' 06" EAST, A DISTANCE OF 771.16 FEET ALONG THE COMMON LINE OF SAID McCARLEY AND RSL TRACTS TO THE POINT OF BEGINNING AND CONTAINING 113,429 SQUARE FEET OR 2.604 ACRES OF LAND.

THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(100)-EASEMENT, VOL. 630, PG. 540, R.P.R.C.C.T.
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(100)-EASEMENT, VOL. 947, PG. 229, R.P.R.C.C.T.
(100)-EASEMENT, VOL. 947, PG. 231, R.P.R.C.C.T.
(100)-EASEMENT, VOL. 2743, PG. 444, R.P.R.C.C.T.

FEMA NOTE

FLOOD INFORMATION:
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. 48085C0185 J, DATED JUNE 2, 2009.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

PORTION OF
PEGGY McCARLEY
INST. NO. 20140127000076470
D.R.C.C.T.

RSL LAND OF TEXAS, L.L.C.
INST. NO. 20180109000036400
O.P.R.C.C.T.

(REFERENCE BEARING)
N 89° 18' 06" E 771.16'

2.604 AC.
113,429 SQ. FT.

CHARLES E. McCARLEY ET UX,
REBECCA A. McCARLEY
VOL. 2878, PG. 597
D.R.C.C.T.

PORTION OF
PEGGY McCARLEY
INST. NO. 20140127000076470
D.R.C.C.T.

14693 N. STATE HIGHWAY 78
CITY OF BLUE RIDGE
COLLIN COUNTY, TEXAS

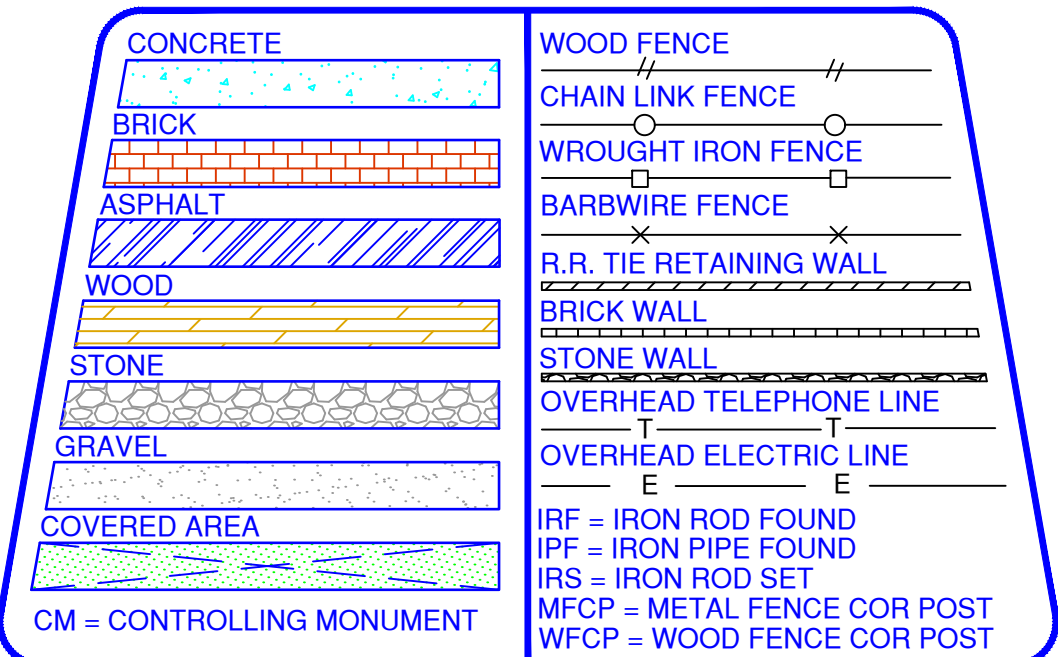
GF#: 2022-0484

TITLE CO.: CERTUS TITLE CO.

PREMIER JOB #: 22-06222

TECH: MSP DATE: 06/29/22 REV.: 06/30/22

FIELD: JS FIELD DATE: 06/24/22



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