

William R. Rodgers, Jr.  
Ref. V. 1633, P. 520  
D.R.C.C.T.

Robert S. Noell  
Ref. Do. No. 96-0027200  
D.R.C.C.T.

PLACE OF BEGINNING  
PLACE OF COMMENCING  
FOR 30 FOOT  
ACCESS EASEMENT

S87°21'41"E-234.56'

HALF INCH IRON ROD  
FOUND BY CORNER POST  
CONTROLLING MONUMENT

HALF INCH IRON  
ROD FOUND  
CONTROLLING MONUMENT

T POST at 268'

SCALE 1" = 100'

N0°08'47"W-1594.64'

15.22  
ACRES

S11°49'09"E-1626.43'

Robert Sidney Noell  
Ref. V. 2044, P. 191  
D.R.C.C.T.

PIPELINE  
GATES

CROSTEX NORTH  
TEXAS PIPELINE, L.P.  
50' PIPELINE EASEMENT  
Ref. V. 6037, P. 725, D.R.C.C.T.

PLACE OF BEGINNING  
FOR 30 FOOT ACCESS  
EASEMENT

S89°10'33"E  
30.75'

N89°10'33"W-532.68'

HALF INCH  
IRON ROD SET

HALF INCH  
IRON ROD SET

Mary Michael Hill Trussell  
Ref. V. 3058, P. 879  
D.R.C.C.T.

MARK ROBERTS SURVEY  
ABSTRACT No. 742

Rock Drive

30 Foot Wide  
0.669 ACRE  
COMMON  
INGRESS-EGRESS  
AND UTILITY  
EASEMENT

ZONE X

ZONE A

APPROXIMATE  
100 YEAR FLOOD  
PLAIN

culvert

WATER LINE

WATER METER

HALF INCH IRON SET  
AT 306 FOOT OFFSET

HALF INCH IRON SET  
AT 26.9 FOOT OFFSET

HALF INCH IRON SET  
AT 27.8 FOOT OFFSET

COLLIN COUNTY ROAD No. 429

30 Foot Collin County Road Easement  
Doc. No. 20130904001252060  
& 25 Foot Collin County Road  
Doc. No. 20160229000234630  
D.P.R.C.C.T.

Cecil P. Fields  
Ref. Doc. No. 94-0083851  
D.R.C.C.T.

LEGAL DESCRIPTION FOR A 15.22 ACRE TRACT OF LAND

Situated in Collin County, Texas, being part of the Mark Roberts Survey, Abstract No. 742, and being part of a 28.95356 acre tract of land described in a deed to James Scheithase and spouse, Susan Scheithase, recorded in volume 3895, page 800, deed records of said county and being described by metes and bounds as follows:

BEGINNING at a half inch iron rod found by a bolt d arc corner post for the northwest corner of said 28.95356 acre tract;

THENCE South 87 degrees 21 minutes 41 seconds East, with the north line of said 28.95356 acre tract a distance of 234.56 feet to a half inch iron rod found for the northeast corner of said 28.95356 acre tract;

THENCE South 11 degrees 49 minutes 09 seconds East, with the east line of said 28.95356 acre tract at 2570.23 passing a half inch iron rod set with a blue cap stamped APPLE 5932, in all a total distance of 2598.03 feet to the southeast corner of said 28.95356 acre tract and being near the center of Collin County Road No. 429;

THENCE North 89 degrees 10 minutes 33 seconds West, with the south line of said 28.95356 acre tract and said county road a distance of 30.75 feet to a point for corner of herein described tract;

THENCE North 11 degrees 49 minutes 09 seconds West, passing a half inch iron rod set with a blue cap stamped APPLE 5932 at 26.9 feet, in all a total distance of 971.60 feet to a half inch iron rod set with a blue cap stamped APPLE 5932 for a corner of herein described tract;

THENCE North 89 degrees 10 minutes 33 seconds West, a distance of 532.68 feet to a half inch iron rod set with a blue cap stamped APPLE 5932 for a corner of herein described tract and being in the west line of said 28.95356 acre tract;

THENCE North 0 degrees 08 minutes 47 seconds West, with the west line of said 28.95356 acre tract a distance of 1594.64 feet to the PLACE OF BEGINNING and containing 15.22 acres of land.

30 FOOT WIDE COMMON INGRESS-EGRESS AND UTILITY EASEMENT

COMMENCING at a half inch iron rod found by a bolt d arc corner post for the northwest corner of said 28.95356 acre tract;

THENCE South 87 degrees 21 minutes 41 seconds East, with the north line of said 28.95356 acre tract a distance of 234.56 feet to a half inch iron rod found for the northeast corner of said 28.95356 acre tract;

THENCE South 11 degrees 49 minutes 09 seconds East, with the east line of said 28.95356 acre tract a distance of 1626.43 feet to a point for the PLACE OF BEGINNING;

THENCE South 11 degrees 49 minutes 09 seconds East, continuing with the said east line of said 28.95356 acre tract at 943.80 passing a half inch iron rod set with a blue cap stamped APPLE 5932, in all a total distance of 971.60 feet to the southeast corner of said 28.95356 acre tract and being near the center of Collin County Road No. 429;

THENCE North 89 degrees 10 minutes 33 seconds West, with the south line of said 28.95356 acre tract and said county road a distance of 30.75 feet to a point for corner of herein described tract;

THENCE North 11 degrees 49 minutes 09 seconds West, passing a half inch iron rod set with a blue cap stamped APPLE 5932 at 26.9 feet, in all a total distance of 971.60 feet to a half inch iron rod set with a blue cap stamped APPLE 5932 for a corner of herein described tract;

THENCE South 89 degrees 10 minutes 33 seconds East, a distance of 30.75 feet to the PLACE OF BEGINNING and containing 0.669 of an acre of land.

On the ground survey performed  
Feb. and March 2018 by  
David Apple, RLS 5932  
402 S. Morrow Street  
Blue Ridge, Texas 75424  
Cel. No. 469-867-3430  
rls5932@yahoo.com



NOTES: BEARINGS BASED ON NAD 83, North Central Texas Zone 4202  
ALL CORNERS SET WITH HALF INCH IRON RODS WITH A BLUE CAP  
STAMPED "APPLE 5932" UNLESS OTHERWISE NOTED.  
G.F. No. 1005-24784-RTT  
10.e. DOES AFFECT THE SUBJECT TRACT.

⊕ Power Pole  
□ Telephone Pedestal

A PORTION OF THE SUBJECT PROPERTY DOES 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. 48065C0001J DATED June 2, 2009.

SURVEYOR'S CERTIFICATION:  
I, David Apple, Texas Registered Professional Land Surveyor No. 5932, do hereby certify that the survey plat herein is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.