



TURNER O'DELL SURVEY
ABSTRACT NO. 681

CALLED 8.36 ACRE TRACT
 ROBERT BARTON MCMURRY, JR
 CC DOC# 20061110001613770
 RPR

— APPROXIMATE LOCATION
"ZONE AE"
FIRM# 48121C0355G
DATED APRIL 18, 2011

CALLED 49.257 ACRE TRACT
 SUE M. SPAFFORD
 998, PAGE 828 RPR

CALLED 64.97 ACRE TRACT
 ROBERT BARTON MCMURRY, JR.
 CC DOC# 20061110001613770
 RPR

APPROXIMATE LOCATION
 "ZONE X" SHADED
 FIRM# 48121C0355G
 DATED APRIL 18, 2011

— APPROXIMATE LOCATION
"ZONE AE"
FIRM# 48121C0355G
DATED APRIL 18, 2011

N 89°02'59" E 463.50'

20.000 ACRES

CALLED 49.257 ACRE TRACT
 SUE M. SPAFFORD
 VOLUME 998, PAGE 828
 RPR

SET 1/2
IRON PIN

T-POST

T-POST

CALLED 60.850 ACRE TRACT
 LATTIMORE MATERIALS COMPANY, LP.
 VOLUME 4671, PAGE 2362
 RPR

S 00°07'45" W 1879.98'

CALLED 14.36 ACRE TRACT
 LATTIMORE MATERIALS COMPANY, LP.
 VOLUME 4671, PAGE 2408
 RPR

25' WATER LINE EASEMENT
VOLUME 5943, PAGE 1443
VOLUME 5981, PAGE 2599
RPR

POINT OF BEGINNING

PIPELINE
MARKER— S 89°02'59" W 463.50'

9°02'59" W - 463.50'

ROAD (GRAVEL) —————
 ————— EX ————— POWER POLE ————— EX ————— EX —————
 CALLED 217.31 ACRE TRACT, TRACT 2
 MARTHA PULLEN AND KATHRYN PULLEN FELDPAUSCH
 CO-TRUSTEES, PULLEN FAMILY TRUST
 CC DOC # 2008-0032366
 RPR

RPR

37859
08/28/17

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE TURNER O'DELL SURVEY, ABSTRACT NUMBER 681, COLLIN COUNTY, TEXAS, AND BEING PART OF A CALLED 49.257 ACRE TRACT DESCRIBED IN A DEED TO SUE M. SPAFFORD RECORDED IN UNDER VOLUME 998, PAGE 828, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET AT THE SOUTHEAST CORNER OF SAID 49.257 ACRE TRACT, AND THE SOUTHWEST CORNER OF A CALLED 14.36 ACRE TRACT DESCRIBED IN A DEED TO LATTIMORE MATERIALS COMPANY, LP, RECORDED UNDER VOLUME 4671, PAGE 408, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS, ALSO BEING IN EAST COUNTY LINE ROAD;

THENCE SOUTH 89 DEGREES 02 MINUTES 59 SECONDS WEST WITH THE SOUTH LINE OF SAID 49.257 ACRE TRACT IN EAST COUNTY LINE ROAD, A DISTANCE OF 463.50 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET ON THE SOUTH LINE OF SAID 49.257 ACRE TRACT IN EAST COUNTY LINE ROAD;

THENCE NORTH 00 DEGREES 07 MINUTES 45 SECONDS EAST, A DISTANCE OF 1879.98 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" SET FOR CORNER;

THENCE NORTH 89 DEGREES 02 MINUTES 59 SECONDS EAST, A DISTANCE OF 463.50 FEET TO A 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 10023300" ON THE EAST LINE OF SAID 49.257 ACRE TRACT AND THE WEST LINE OF A CALLED 60.850 ACRE TRACT DESCRIBED IN A DEED TO LATTIMORE MATERIALS COMPANY, LP., RECORDED UNDER VOLUME 4671, PAGE 2362, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 07 MINUTES 45 SECONDS WEST WITH THE EAST LINE OF SAID 49.257 ACRE TRACT, A DISTANCE OF 1879.98 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 20.000 ACRES OF LAND.

NOTES:

EASEMENTS SHOWN HEREON ARE AS LISTED IN THE FIRST AMERICAN TITLE
GUARANTY COMPANY'S TITLE COMMITMENT GF No. 2021-232532-RU, EFFECTIVE DATE
AUGUST 8, 2017.

10.E. EASEMENT GRANTED BY O.E. MAULDIN TO TEXAS POWER & LIGHT COMPANY, FILED 12/11/1937, RECORDED IN VOLUME 313, PAGE 167, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS, BLANKET IN NATURE AND DOES AFFECT.

10.F. EASEMENT GRANTED BY SARAH SPAFFORD, JOE SPAFFORD, JOE SPAFFORD, AND KIM NEELY TO CITY OF ROYCE CITY, FILED, 06/20/2005, RECORDED IN VOLUME 5943, PAGE 1443, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS, AS CORRECTED AND REFILLED ON 08/15/2005, RECORDED IN VOLUME 5981, PAGE 2599, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. DOES AFFECT AS SHOWN.

BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48085C0585 J , DATED JUNE 9, 2009. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 28th DAY OF AUGUST, 2017 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452



FIRM NO. 10023300

		DWN.	SCALE	 Metroplex Surveying, Inc. 940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com	20.00 ACRES IN THE TURNER O'DELL SURVEY, ABSTRACT 681, CITY OF ROYCE CITY, COLLIN COUNTY, TEXAS		SHEET		BOUNDARY SURVEY
		RLG	1"=100'				OF	1	
9/12/17 LEGAL CORRECTIONS		JRH CKD.	DATE				1		
DATE	REVISIONS	BY:	BGS 08/28/17				JOB No.	37859	