

ST TEXAS RURAL R.
100' R.O.W. PER V.

FARMERSVILLE BANKSHARE
VOL. 4317. PG. 2685
R.P.R.C.C.T.

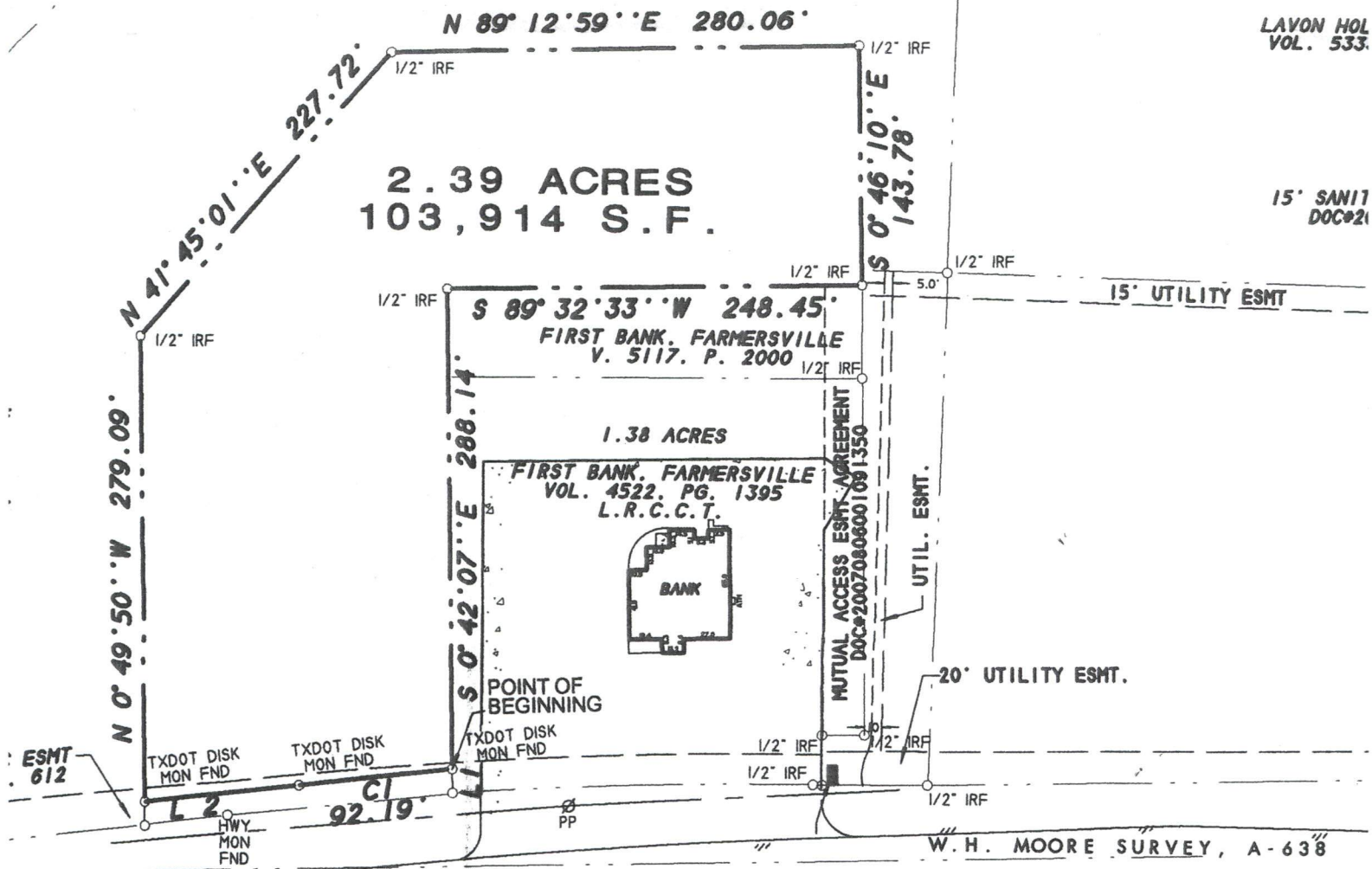
LAVON HOLDINGS II, L.P.
VOL. 5633. PG. 2070

RESIDUE 0
BENNIE WHI

W.C. DAUGH
VOL. 209

LAVON HOL
VOL. 533.

15' SANIT
DOC#21



1/2" IRF

1/2" IRF

1/2" IRF

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1/2" IRF

DESCRIPTION

All that certain lot, tract or parcel of land situated in the W.H. MOORE SURVEY, ABSTRACT NO. 638 Town of Lavon, Collin County, Texas, and being a part of a 2.443 acres tract as described in a Warranty deed from First Bank, Farmersville to Lavon Holdings II, LP, as recorded in Document No. 20070803001077940 of the Official Public Records of Collin County, Texas, and also described in a Substitute Trustee's deed as recorded in Document no. 20091202001451140 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner in the north right-of-way line of State Highway 78, said point being N. 00 deg. 42 min. 07 sec. W., 14.33 feet from the south most southeast corner of said 2.443 acres tract of land;

THENCE along the North right-of-way line of State Highway 78, as follows:

Along a curve to the left having a central angle of 01 deg. 01 min. 52 sec., a radius of 5122.07 feet, a tangent of 46.10 feet, a chord of S. 84 deg. 09 min. 15 sec. W., 92.19 feet, and an arc distance of 92.19 feet to a TXDOT brass disk monument found for corner;

S. 84 deg. 08 min. 59 sec. W. a distance of 93.42 feet to a TXDOT brass disk monument found for corner;

THENCE N. 00 deg. 49 min. 50 sec. W. a distance of 279.09 feet to a 1/2" iron rod found for corner;

THENCE N. 41 deg. 45 min. 01 sec. E. a distance of 227.72 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 12 min. 59 sec. E. a distance of 280.06 feet to a 1/2" iron rod found for corner at the northeast corner of said 2.443 acres tract;

THENCE S. 00 deg. 46 min. 10 sec. E. along the east line of said 2.443 acres tract, a distance of 143.78 feet to a 1/2" iron rod found for corner at the east most southeast corner of same;

THENCE S. 89 deg. 32 min. 33 sec. W. along the south line of said 2.443 acres tract, a distance of 248.45 feet to a 1/2" iron rod found for corner at the inner "L" corner of same;

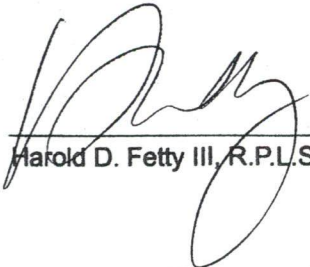
THENCE S. 00 deg. 42 min. 07 sec. E. along an east line of said 2.443 acres tract, a distance of 288.14 feet to the POINT OF BEGINNING and containing 103,914 square feet or 2.39 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48085C0440 J dated June 2, 2009, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: LAVON SONIC ADDITION VOL. Q, PG. 500, P.R.C.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for LAWYERS TITLE COMPANY, AMERICAN NATIONAL BANK OF TEXAS and KAI HANDT at SH 78, LAVON, COLLIN County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 16th day of November, 2011.


 Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND				
Ⓣ	Ⓜ	Ⓜ	Ⓜ	Ⓜ
TV	GAS	TEL	FH	PP
TELEVISION	METER	PHONE	FIRE	POWER
CABLE RISER	RISER	RISER	HYDRANT	POLE
Ⓜ	Ⓜ	Ⓜ	Ⓜ	Ⓜ
ELEC	ELEC	WM	LP	1/2" IRF
ELECTRIC	BOX	WATER	LP	IRON ROD FOUND
METER	SUBSURFACE	METER	POLE	(CORNER)
	JUNCTION BOX			
—X—	—	—	—	—
FENCE	EASEMENT LINE	A/C	PROPANE	TANK
	PROPERTY LINES	AIR COND.	TANK	

SURVEY DATE NOVEMBER 16, 2011
 SCALE 1" = 100' FILE # 20010663-K
 CLIENT HANDT GF # 1913500625

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX