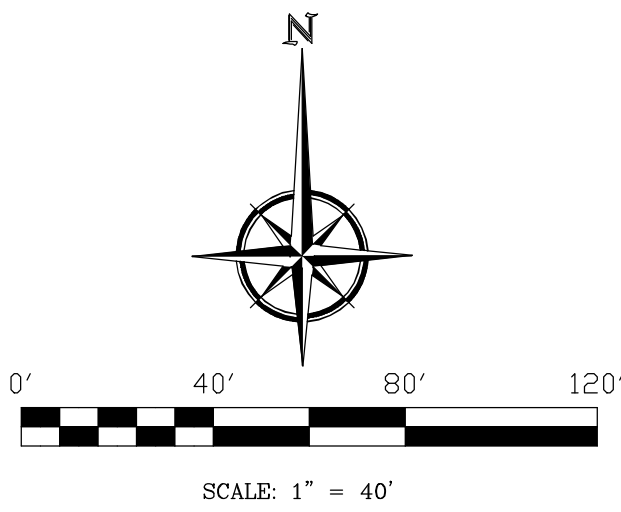




John A Funk and Jennifer L. Funk
11.005 Acres
Doc. No. 20070718000990220
D.R.C.C.T.

Richard D. Hawkins
and Kimberly Hawkins
Remainder of Original
5.176 Acres
Vol. 5303, Pg. 3381
D.R.C.C.T.

Jackie W. Spurgin
and Margaret T. Spurgin
9.462 Acres
Vol. 998, Pg. 856
D.R.C.C.T.

117,615 Sq. Ft.
2.700 Acres

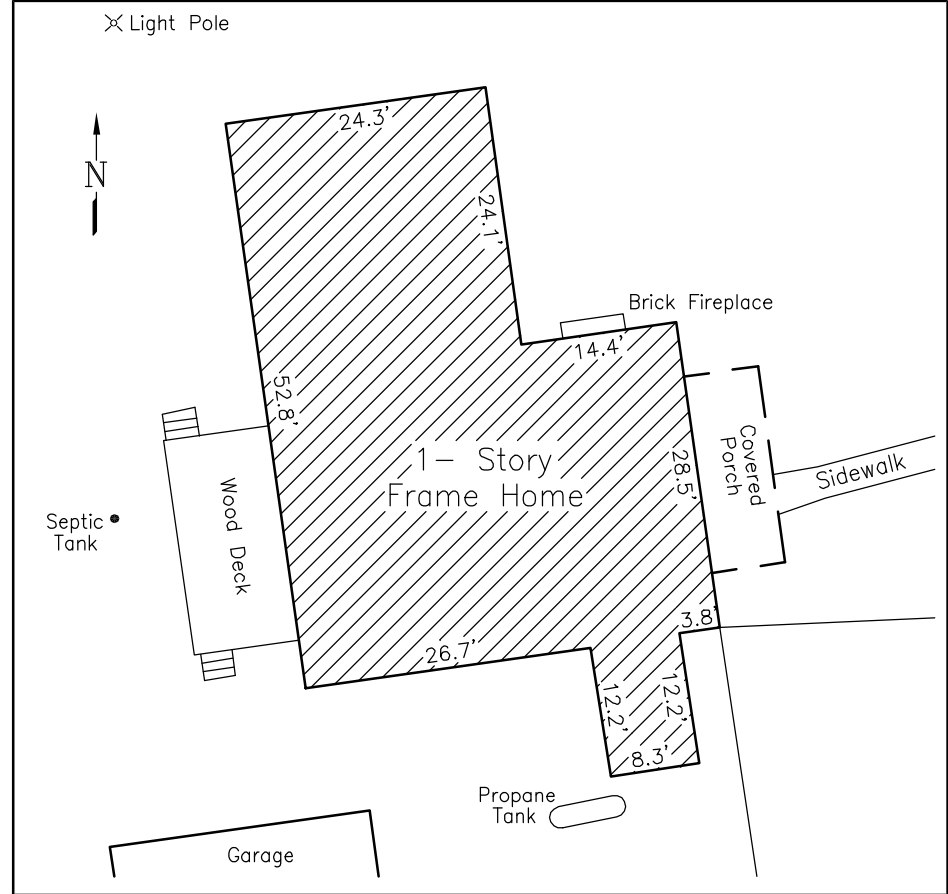
James A. Daniels
and Carol E. Daniels
Called 2,430 Acres
Doc. No. 20170524000666890
D.R.C.C.T.

Lot 1
Tim Romat and Rose Ragsdale
1.0 Acre
Vol. 5317, Pg. 5614
D.R.C.C.T.

PECAN BEND
Cabinet F, Page 239
P.R.C.C.T.

Lot 2
Lewis Hunter II and Hope Hunter
1.0 Acre
Doc. No. 20130403000445190
D.R.C.C.T.

HOUSE DETAIL
Not To Scale



LEGAL DESCRIPTION

SITUATED in the Calvin Boles Survey, Abstract No. 28 of Collin County, Texas, and being part of that certain called 5.176 acre tract of land described in a deed to Richard D. Hawkins and Kimberly Hawkins, dated November 22, 2002 and recorded in Volume 5303, Page 3381, Deed Records of Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1 inch iron pipe found near the west side of a curve in County Road 324 for the northeast corner of the above described 5.176 acre Hawkins tract and same being the southeast corner of that certain called 11.005 acre tract of land described in a deed to John A. Funk and Jennifer L. Funk recorded in Document No. 20070718000990220, D.R.C.C.T.;

THENCE: South 0 deg. 31 min. 40 sec. West, along the east line of said 5.176 acre tract, the center of said County Road No. 324 and the west line of a 30 foot wide Right-of-way dedicated to Collin County by Pecan Bend, an addition to Collin County, Texas as reflected on a plat recorded in Cabinet F, Page 239, Map and Plat records of Collin County, Texas, a distance of 258.11 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northeast corner of that certain 2.430 acre tract of land described in a deed from Richard D. Hawkins and Kimberly Hawkins to James A. Daniels and Carol E. Daniels, recorded in Document No. 20170524000666890, D.R.C.C.T.;

THENCE: North 87 deg. 54 min. 53 sec. West, departing from said county road, along the north line of said 2.430 acre Daniels tract, a distance of 433.07 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found on the west line of the original 5.176 acre Hawkins tract, for the northwest corner of said 2.430 acre Daniels tract and said point also being on the east line of that certain called 9.462 acre tract of land described in a deed to Jackie W. Spurgin and wife, Margaret T. Spurgin recorded in Volume 998, Page 856, D.R.C.C.T.;

THENCE: North 30 deg. 34 min. 34 sec. West, along the common line of said 5.176 acre and 9.462 acre tracts, a distance of 248.00 feet to a 5/8 inch iron rod found next to a fence corner post for the northwest corner of said 5.176 acre Hawkins tract, the northeast corner of said 9.462 acre Spurgin tract and same being southwest corner of the above described 11.005 acre Funk tract;

THENCE: North 87 deg. 03 min. 34 sec. East (Reference Bearing), along the common line of said 5.176 acre and 11.005 acre tracts and along an existing barbed wire fence, a distance of 562.05 feet to the POINT OF BEGINNING and containing 117,615 square feet or 2.700 acres of land.

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The basis of the bearings shown upon this survey is North 87° 03' 34" East along the north line of a called 5.176 acre tract recorded in Vol. 5303, Pg. 3381, D.R.C.C.T.

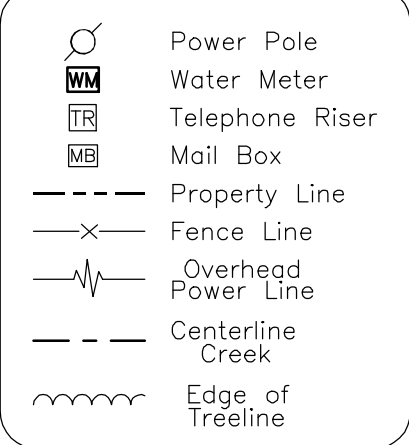
FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0290 J (Effective Date June 2, 2009) published by the Federal Emergency Management Administration for the Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that the Subject Tract lies in ZONE X (unshaded) and no part of the Subject Tract lies within the 100 Year Flood Plain.

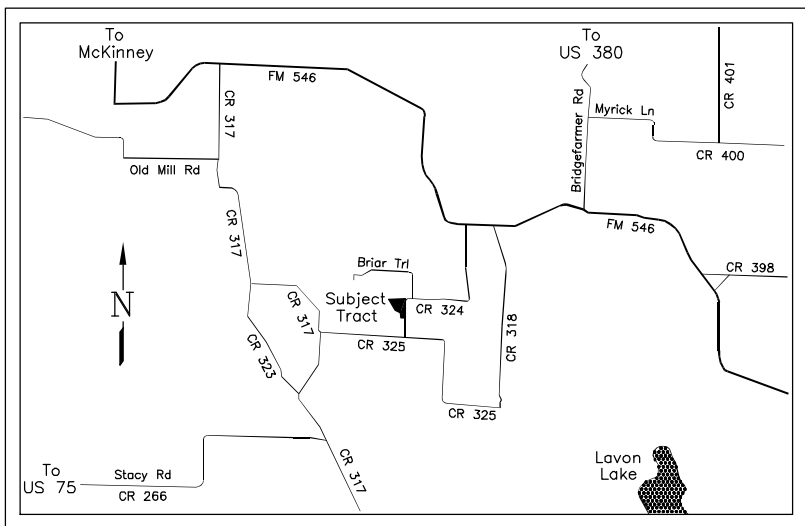
CONTROLLING MONUMENTS:

The controlling monuments held by this Surveyor are as follows: the 5/8 inch iron rod found at the northwest corner of the Subject Tract and the 1 inch iron pipe found at the northeast corner of the Subject Tract.

LEGEND



VICINITY MAP



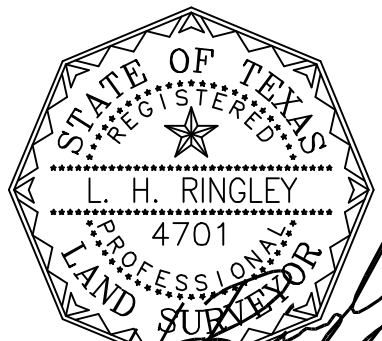
ABBREVIATIONS

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.C.C.T. = Deed Records, Collin County, Texas
P.R.C.C.T. = Plat Records, Collin County, Texas
IRF = (size) Iron Rod Found
IRF w/Cap = 1/2" Iron Rod Found with a red plastic cap stamped "RPLS 4701"
CM = Controlling Monument

CERTIFICATION

To: RICHARD D. HAWKINS and KIMBERLY HAWKINS:

I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the Plat hereon represents an actual survey made on the ground under my direct supervision, and that all lines and dimensions shown are correct to the best of my knowledge, all property corners are monumented as shown and this Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no visible conflicts, found during the time of this survey, June 20, 2016, except as shown.



LAWRENCE H. RINGLEY, P.L.S. No. 4701

THIS IS A COPY OF THE
ORIGINAL SURVEY.
THE ORIGINAL SURVEY IS
SIGNED IN BLUE INK.

PROPERTY ADDRESS:

3938 County Road 324
McKinney, Texas 75069

LAND TITLE SURVEY

Being
2.700 ACRES
situated in the

Calvin Boles Survey - Abstract No. 28
Collin County, Texas

TSPS Category 1A, Condition II

RINGLEY & ASSOCIATES, INC.					
SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266					
Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	12/14/2016	1" = 40'	16105	16105-TITLE-N.DWG	1 of 1