



# SURVEY PLAT

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 18283 COUNTY ROAD 543, in the city of Texas

STATE OF TEXAS:  
COUNTY OF COLLIN:

BEING a tract of land situated in the J. McMinn Survey, Abstract No. 554 conveyed to Michael and Shelley Wagoner as recorded in Instrument File No. 2001-00718755 of the Deed Records of Collin County, Texas, being Lot 20 of Sarla Estates, an unrecorded addition in Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch yellow-capped iron rod found for corner in the North Right of Way line of County Road 543, being the Southeast corner of said Wagoner tract;

THENCE North 89 degrees 53 minutes 41 seconds West, a distance of 146.25 feet to a ½ inch red-capped iron rod found for corner, being the Southeast corner of Lot 19 of said Sarla Estates;

THENCE North 00 degrees 01 minutes 11 seconds East (directional control), a distance of 363.25 feet to a ½ inch iron rod found for corner in the South line of a tract of land conveyed to Commercial Capital Investments as recorded in Instrument File No. 94-0058780 of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 47 minutes 39 seconds East, a distance of 139.33 feet to a ½ inch iron rod found for corner, being in the West line of a tract of land conveyed to Robert Gage as recorded in Volume 2585, Page 151 of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 09 minutes 28 seconds East, a distance of 96.25 feet to a ½ inch iron rod found for corner;

THENCE South 01 degrees 29 minutes 55 seconds East, a distance of 253.13 feet to a ½ inch iron rod found for corner;

THENCE South 00 degrees 22 minutes 13 seconds West, a distance of 13.73 feet to the PLACE OF BEGINNING and containing 51,629 square feet or 1.185 acres of land.

THE ABOVE DESCRIBED PROPERTY  
DOES NOT LIE IN A FLOOD HAZARD  
AREA ACCORDING TO THE F.E.M.A.  
FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NO.  
48085C 0455 J ZONE X 6-2-2009

EASEMENTS RECORDED IN  
THE FOLLOWING VOLUME &  
PAGES TO THE BEST OF  
MY KNOWLEDGE AND BELIEF  
DO NOT EFFECT THE ABOVE  
DESCRIBED PROPERTY.  
VOLUME 254, PAGE 639  
VOLUME 254, PAGE 640  
VOLUME 255, PAGE 204  
VOLUME 265, PAGE 561  
VOLUME 266, PAGE 508  
VOLUME 304, PAGE 576  
VOLUME 381, PAGE 286  
VOLUME 387, PAGE 210  
VOLUME 401, PAGE 312  
VOLUME 402, PAGE 243  
VOLUME 832, PAGE 479  
VOLUME 255, PAGE 193  
VOLUME 260, PAGE 146  
VOLUME 454, PAGE 167

- 13.73'

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'  
Date: 10-28-2009  
G. F. No. 2251000484  
Job no.: 86954  
Drawn by: CM

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
COMMONWEALTH LAND TITLE  
USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS  
FOR ANY LOSS RESULTING THEREFROM.

