

DESCRIPTION 9.675 Acres of Land

SITUATED in Collin County, Texas, in the W. D. Thompson Survey, Abstract No. 892, being a resurvey of the 9.383 acres of land described in a deed from Mike Breslin and wife, Janene E. Breslin to Robert Beck dated July 13, 2001, recorded in Volume 4960, Page 1444 and the 0.292 acre of land described in a deed from Mike Breslin and wife, Janene E. Breslin to Robert Beck dated July 13, 2001, recorded in Volume 4960, Page 1448, both deeds of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at an iron pin found beside a corner post at the southeast corner of said 9.383 acre tract, the east corner of said 0.292 acre tract and at the southwest corner of the Michael Wright 1.817 acres, Ref. V. 3075, P. 708 and on the north side of County Road No. 395;

Thence westerly with the south line of said 0.292 acre tract, with an old fence on the north side of said County Road No. 395 as follows:

South 84°13'37" West, 222.92 feet; South 82°37'12" West, 92.14 feet; North 89°47'47" West, 97.93 feet; North 87°23'47" West, 207.64 feet to a steel fence corner post at the southwest corner of said 0.292 acre tract and in the east line of the U.S.A. Lavon Res. tract, Ref. V. 842, P. 42;

Thence northerly with the west line of said 0.292 acre tract, the west line of said 9.383 acre tract, with the east line of said U.S.A. tract and with a fence as follows:

North 8°27'42" East, 135.23 feet to a conc. Gov't Mon.; North 12°22'41" West, 655.6 feet to a concrete Government marker at the northwest corner of said 9.383 acre tract, the northeast corner of said U.S.A. tract and in the south R.O.W. line of Farm Road No. 546;

Thence south 72°02' east, 769.79 feet with the acre tract and with said south R.O.W. line to a wood P.C. a curve to the right from which the radius cent 773.51 feet;

Thence with said curve to the right an arc of angle of 0°51'50" to an iron pin found beside a corner of said 9.383 acre tract and at the northwest corner of the Michael Wright 1.817 acres, Ref. V. 1910, P. 862;

Thence south 0°30'01" west, 508.57 feet with the acre tract, with the west line of said 1.817 acre tract and generally with a fence to the P containing 9.675 acres of land.

CERTIFICATION:

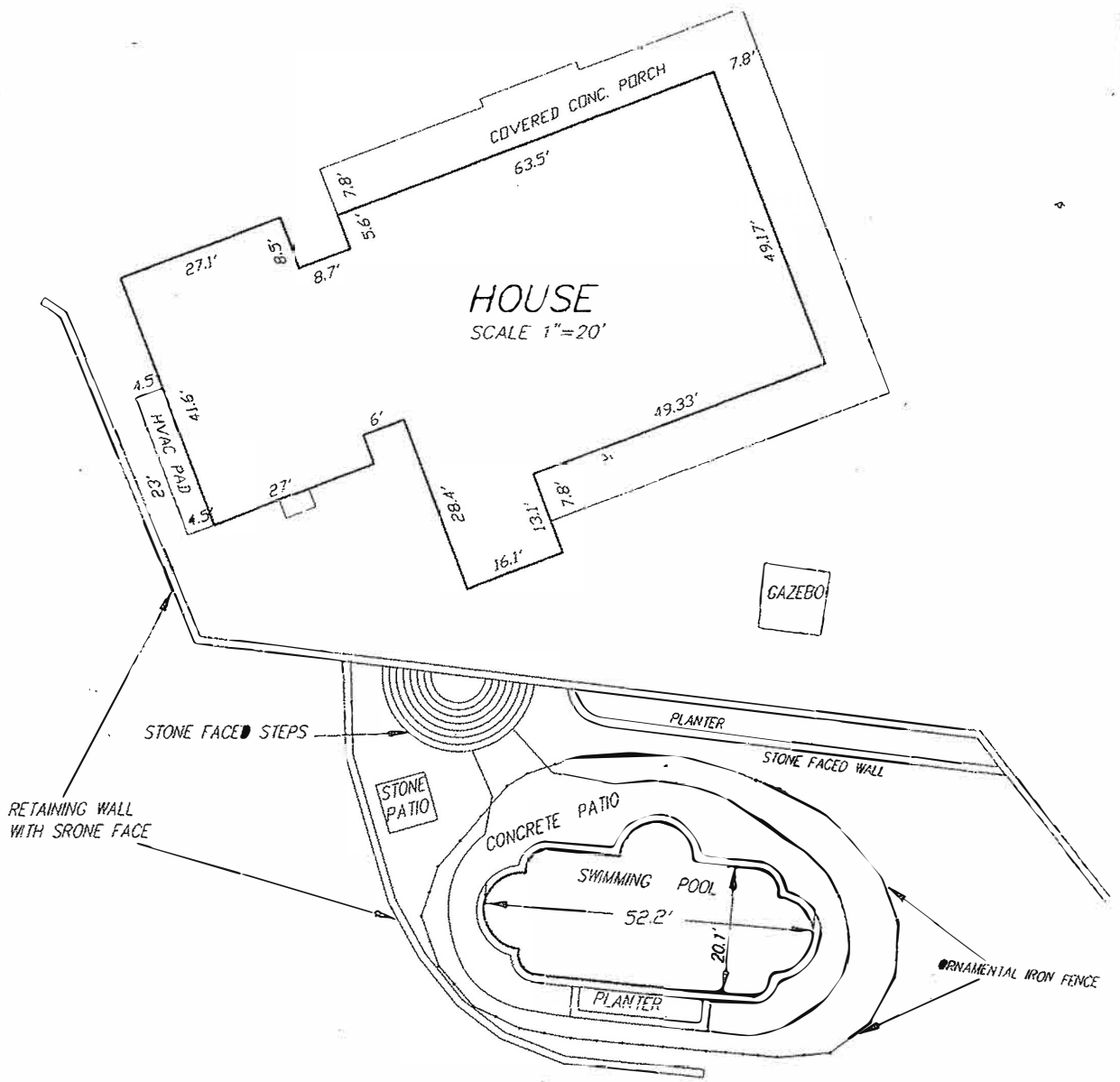
I, hereby certify that I made the survey on the group herein described tract shown hereon and set corner plat and that only visible improvements on the group survey, to my knowledge, there are no encroachment or conflicts except as shown on the survey plat; the to its completeness.

G. M. Geer

G. M. GEER, REGISTERED PROFESSIONAL ENGINEER, TEX. REG. NO. 6653 AND REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REG. NO. 3258

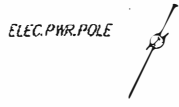
NOTE: DRAWING HAS BEEN REVISED TO SHOW SWIMMING POOL.

724000899460



LEGEND

- IPS 1/2" IRON PIN SET
- IPF 1/2" IRON PIN FOUND
- 3/4" — 3/4" BRICK & STEEL ORNAMENTAL FENCE
- ⊗ POWER POLE
- BOUNDARY LINE
- WATER LINE
- RIGHT-OF-WAY
- EASEMENT



line of said 9.383 Mon. found at the South 17°58' west,

set around a central at the northeast r of the Lorry Wayne

line of said 9.383 west line of said IF BEGINNING and

Oct. 24, 2005 on the as reflected on the as shown on the tapping of improvements survey is guaranteed

I, G. M. Geer do hereby certify that the two building pads shown on the PLAT hereon are not in the 100 year flood plain.

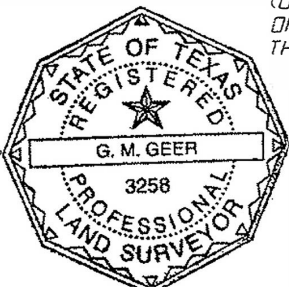
DIRECTIONAL CONTROL: N.L. 9.383 acres described in V. 4960, P. 1444.

⊗ CONTROLLING MONUMENTS: Conc. Govt. Mkr. found at the N.W.C. of said 9.383 acre tract & Wood R.O.W. Mon. at the east end of said line of the P.C. of a curve.

ESMT. TO T.P. & L., REF. V. 330, P. 206 & V. 313, P. 125—the electric power pole lines and appurtenances described no longer exist, but said esmt. still affect the land. R.O.W. ESMT. to the State of Texas described in V. 515, P. 186 does not apply to the land described and plotted hereon.

NOTE: THE LAND DESCRIBED AND PLATTED HEREON LIES IN ZONE X (OUTSIDED THE 500 YEAR FLOOD PLAIN) AND IS LOCATED IN THE BOUNDS OF F.E.M.A. FIRM PANEL 48085C0295J DATED JUNE 2, 2009 AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN.

11-5-10



**T-47 Residential Real Property Affidavit
(May be Modified as Appropriate for Commercial Transactions)**

Date: day of , 2010 GF No. 1015924-ALMK

Name of Affiant(s): Robert R. Beck and Kathryn L. Beck

Address of Affiant: _____

Description of Property: ABS A0892 W D THOMPSON SURVEY, Block 1, Tract 31, Collin County

County Collin, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 2005 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:)

~~None~~ none added 2007.

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of

improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Robert Beck

Kathryn L. Beck

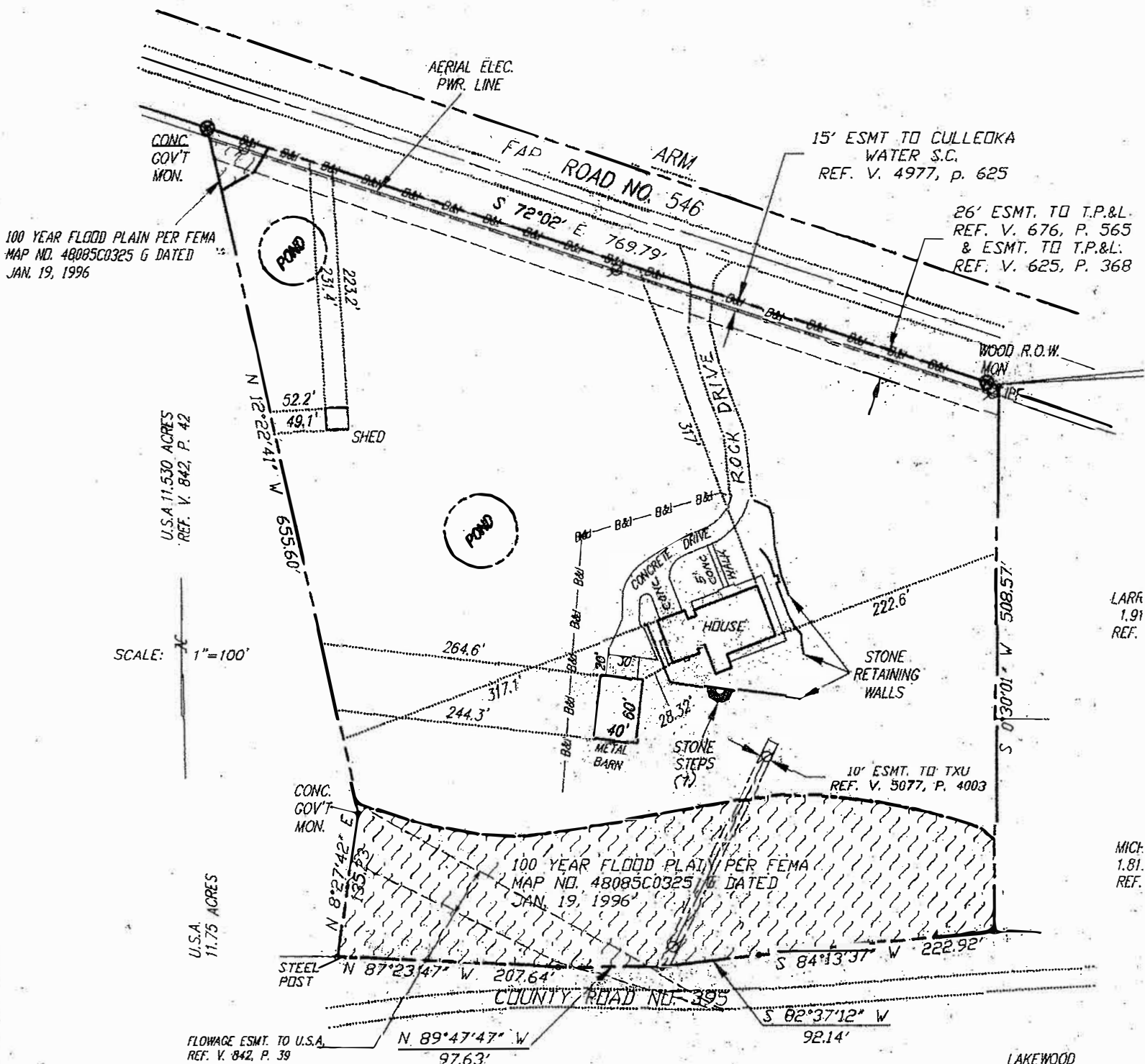
Kathryn L. Beck

SWORN AND SUBSCRIBED this 1 day of November, 2010.

Notary Public

1815924

OLD



DESCRIPTION 9.675 Acres of Land.

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Thence westerly with the south line of said 0.292 acre tract, with an old fence on the north side of said County Road No. 395 as follows:

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Thence south 72°02' east, 769.79 feet acre tract and with said south R.O.W. line to P.C. a curve to the right from which the radius is 773.51 feet;

Thence with said curve to the right an angle of 0°51'50" to an iron pin found beside corner of said 9.383 acre tract and at the Martin 1.912 acres, Ref. V. 1910, P. 862;

Thence south 0°30'01" west, 508.57 feet acre tract, with the west line of said 1.912 1.817 acre tract and generally with a fence containing 9.675 acres of land.

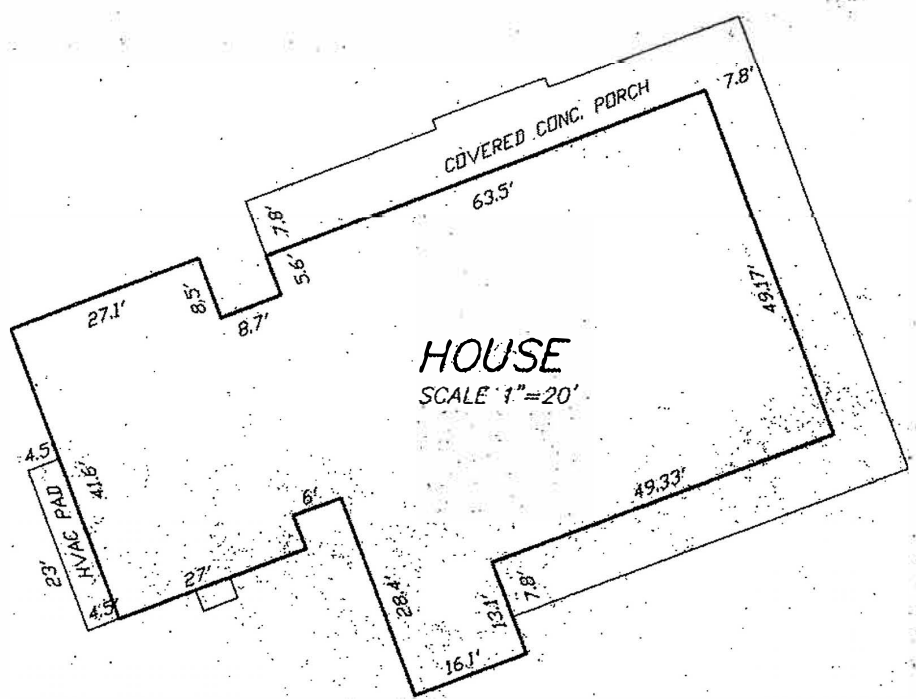
CERTIFICATION:

I, hereby certify that I made the survey on herein described tract shown hereon and set plat and that only visible improvements on survey, to my knowledge, there are no errors or conflicts except as shown on the survey to its completeness.

G. M. Geer
 G. M. GEER, R.L. ENGINEER, TEX. REGISTERED P.F. TEXAS REG. NO. 1512 WEST UNI MCKINNEY, TX

Handwritten notes:
 1.32
 1.32

$\Delta = 0^{\circ}51'50''$
 $R = 773.5'$
 $L = 11.66'$



LARRY WAYNE MARTIN
 RES
 910, P. 862

WRIGHT
 RES
 3075, P. 708

LEGEND

- IPS 1/2" IRON PIN SET
- IPF 1/2" IRON PIN FOUND
- B&S — B&S BRICK & STEEL ORNAMENTAL FENCE
- ⊗ POWER POLE
- BOUNDARY LINE
- WATER LINE
- RIGHT-OF-WAY
- EASEMENT

the north line of said 9.383
 wood R.O.W. Mon. found at the
 center lies South 17°58' west,

of 11.66 feet around a central
 corner post at the northeast
 west corner of the Larry Wayne

in the east line of said 9.383
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ground on Oct. 24, 2005 on the
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 described and plotted hereon.

10-25-05
 REGISTERED PROFESSIONAL
 SURVEYOR NO. 6653 AND
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 1258
 UNIVERSITY, #300
 75069

