



$\Delta = 30^{\circ}12'34''$
 $R = 345.00'$
 $L = 181.90'$

SCALE: 1" = 30'
 0 15 30
 BEARINGS BASED ON
 PLAT OF COUNTRY RIDGE
 PHASE IV PER VOL. 4457,
 PG. 209, P. R. C. C. T.
 IMPROVEMENT SURVEY PERFORMED ON 10/16/06
 TOPOGRAPHIC SURVEY PERFORMED ON 11/28/06
 FINAL GRADE SURVEY PERFORMED ON 12/20/07
 DRAINAGE BASED ON ELEVATIONS SHOWN.

- LEGEND
- () RECORD DATA PER DEED/PLAT
 - FS/8 FOUND 1/2" REBAR
 - FG FOUND 1/2" REBAR W/CAP MARKED "GEER 4117"
 - UTS UNABLE TO SET
 - + TELEPHONE PEDISTAL
 - +WV WATER VALVE
 - +FH FIRE HYDRANT
 - +E BURIED T. U. E. BOX
 - +BPA BURIED PROPANE ACCESS
 - DRAINAGE ARROW (SEE NOTE ABOVE)

BENCHMARK
 A 5/8" rebar found for a reference corner on the North boundary line 30.00 feet from the Northeast corner of the property surveyed hereon.
 Elevation: 588.93 (GPS Static Observation)

Final Grade Survey for (Reference Name): Jeffrey Platt and Amy Platt
 Client: Jered Custom Homes
 For Title Commitment by: Republic Title of Texas, Inc. GF # 06R36573 MK3 ONLY.
 Property Address: 53 Trailridge Drive

DESCRIPTION

A tract of land being a portion of Lots 147, 148 and 149 of COUNTRY RIDGE PHASE IV, an addition to the City of Melissa, Collin County, Texas as filed for record in Volume F at Page 209 of the Plat Records of Collin County, Texas. Said tract of land also being the same tract of land as conveyed to Charles Mitchell, et al by a deed filed for record in Volume 4457 at Page 3400 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at the common West corner of Lots 147 and 148, in an existing creek, and the common West corner of the tract of land herein described and a tract of land conveyed to B. K. Ward, et ux by a deed filed for record in Volume 5347 at Page 3720 of the Deed Records of Collin County, Texas;

Thence N 48°23'08" E, along the common boundary line of the tract of land herein described and the aforementioned Ward tract, passing at 70.86 feet a 1/2" rebar with a cap marked "Geer 4117" found for a reference corner, passing at 366.76 feet a 5/8" rebar found for a reference corner and continuing for a total distance of 396.76 feet to the common East corner of the tract of land herein described and the aforementioned Ward tract on the Southerly boundary line of Lot 133, in Trailridge Drive;

Thence Southeasterly 181.90 feet, along the common boundary line of Lots 147, 148, 130 and 133 and along the arc of a curve to the right, having a radius of 345.00 feet, a central angle of 30°12'34" and a chord which bears S 27°06'19" E, 179.80 feet to the common East corner, in Trailridge Drive, of the tract of land herein described and a tract of land conveyed to W. Rawls by a deed filed for record in Volume 5451 at Page 8921 of the Deed Records of Collin County, Texas;

Thence S 55°25'22" W, along the common boundary line of the tract of land herein described and the aforementioned Rawls tract, passing at 32.76 feet a 5/8" rebar found for a reference corner, passing at 400.07 feet a 5/8" rebar found for reference corner and continuing for a total distance of 450.07 feet to their common West corner, in an existing creek, on the East boundary line of Lot 144;

Thence N 02°35'00" W, along the common boundary line of Lots 144, 145 and 149 and generally along the center of an existing creek, 91.82 feet to the common West corner of Lots 148 and 149;

Thence N 03°39'00" W, along the common boundary line of Lots 145 and 148 and generally along the center of an existing creek, 60.38 feet to the Point of Beginning.

Said tract of land containing 65,094 square feet or 1.494 acres, more or less.

Said tract of land being subject to restrictive covenants of record as filed in the Deed Records of Collin County, Texas in Volume 4738 at Page 723; Volume 4740 at Page 606; Volume 4740 at Page 612.

With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas, Community Panel No. 48085C-0175-G, Revised on 1/19/96, the subject property's scaled location lies within Flood Zone(s) X, which is not designated a 100 year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

I do hereby certify that this survey was made on the ground, under my direct supervision and the plat hereon is a true and correct representation of this property, said survey and plat meet the Minimum Standards for Land Surveying in the State of Texas; there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown; all easements and other matters of record of which I have been advised, by the above commitment, are as shown hereon. Delta Land Surveying makes no representation as to the accuracy or completeness of said commitment.

Larry W. Busby
 TX R.P.L.S. No. 4967 - NM R.P.S. No. 11398

Jeffrey Platt and Amy Platt

Final Grade survey of a portion of the Lots 147, 148 and 149, Country Ridge, Phase IV, City of Melissa, Collin County, Texas.

DELTA LAND SURVEYING
 1520 Roadrunner Road
 Anna, Texas 75409
 Tel.: (214) 534-5118 Fax: (972) 924-4082

DATE: 7/20/07	SURVEYED BY: LWB	SCALE: 1" = 30'
DWG. NO.: 07078-1	DRAWN BY: LWB	SHEET: 1 OF 1
JOB NO.: 07078	APPR. BY: LWB	