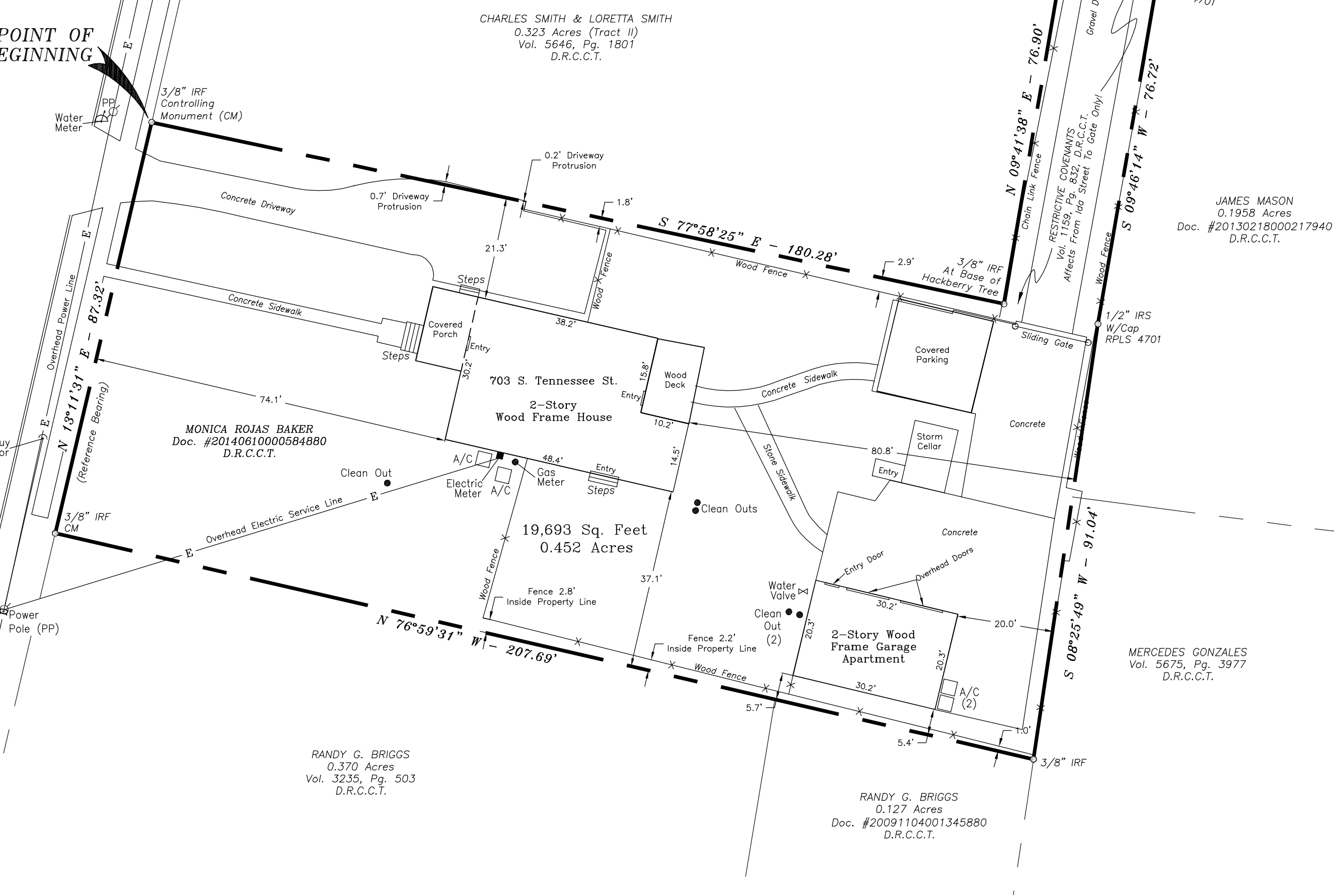


TENNESSEE STREET  
(60' R.O.W.)

IDA STREET  
(20' R.O.W.)  
Asphalt Road

POINT OF BEGINNING



**LEGAL DESCRIPTION**

SITUATED in the Mary Standifer Survey, Abstract No. 811 of Collin County, Texas and being part of Block 31 of the Shorts Addition (Un-Recorded) to the City of McKinney and being that same called 0.452 acre tract of land described in a General Warranty Deed to Monica Rojas Baker, recorded in Document No. 20140610000584880, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 3/8 inch iron rod found on the east right-of-way line of Tennessee Street (60' wide R.O.W.), for the northwest corner of the above described Baker tract and same being the southwest corner of that certain called 0.323 acre tract of land described as "Tract II" in a deed to Charles Smith & Loretta Smith, recorded in Volume 5646, Page 1801, D.R.C.C.T.;

THENCE: South 77 deg. 58 min. 25 sec. East, along the common line of said Baker tract and 0.323 acre tract, a distance of 180.28 feet to a 3/8 inch iron rod found in the base of a hackberry tree for the inside ell corner of said 0.453 acre tract and the southeast corner of said 0.323 acre Smith tract;

THENCE: North 09 deg. 41 min. 38 sec. East, continuing along the common line of said Baker tract and 0.323 acre Smith tract, a distance of 76.90 feet to a 3/8 inch iron rod found on the south right-of-way line of Ida Street (20' wide right-of-way), for the most northerly northwest corner of said 0.453 acre tract and the northeast corner of said 0.323 acre Smith tract;

THENCE: South 77 deg. 27 min. 50 sec. East, along the south right-of-way line of said Ida Street, a distance of 20.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the northeast corner of said Baker tract and same being the northwest corner of that certain called 0.1958 acre tract described in a deed to James Mason, recorded in Document No. 20130218000217940, D.R.C.C.T.;

THENCE: South 09 deg. 46 min. 14 sec. West, along the common line of said Baker tract and Mason tract, a distance of 76.72 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for corner;

THENCE: South 08 deg. 25 min. 49 sec. West, continuing along the common line of said Baker tract and Mason tract and also the westerly line of that certain tract of land described in a deed to Mercedes Gonzales, recorded in Volume 5675, Page 3977, D.R.C.C.T., a distance of 91.04 feet to a 3/8 inch iron rod found for the southeast corner of said Baker tract and same being the northeast corner of that certain called 0.127 acre tract of land described in a deed to Randy G. Briggs, recorded in Document No. 20091104001345880, D.R.C.C.T.;

THENCE: North 76 deg. 59 min. 31 sec. West, along the common line of said Baker tract and Briggs tract and also along the north line of that certain called 0.370 acre tract of land described in a deed to Randy G. Briggs and recorded in Volume 3235, Page 503, D.R.C.C.T., a distance of 207.69 feet to a 3/8 inch iron rod found on the east right-of-way line of the above mentioned Tennessee Street for the southwest corner of said Baker tract and same being the northwest corner of said 0.370 acre Briggs tract;

THENCE: North 13 deg. 11 min. 31 sec. East (Reference Bearing), along the common line of said Baker tract and Tennessee Street, a distance of 87.32 feet to the POINT OF BEGINNING and containing 19,693 square feet or 0.452 acres of land.

**TITLE COMMITMENT NOTES**

This survey was prepared in conjunction with a Title Commitment prepared by CHICAGO TITLE INSURANCE COMPANY under GF No. 27290313, with an Effective date of July 9, 2020, 8:00 a.m. and issued on July 26, 2020. This Surveyor has reviewed Schedule B of the above described Title Commitment and observed that no Easements, Covenants or Restrictions that may or may not affect the Subject Tract were listed. No additional research of easements were performed by Ringley & Associates, Inc.

**AREA NOTE:**

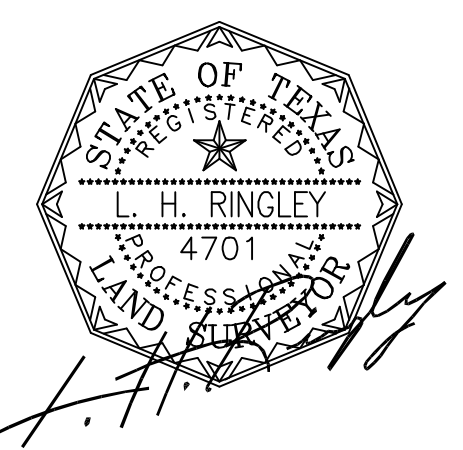
The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

**REFERENCE BEARING NOTE:**

The Reference Bearing North 13 deg. 11 min. 31 sec. East along the West line of the Subject Tract and east right-of-way line of Tennessee Street as described in the deed recorded in Document No. 20120301000243930, Deed Records of Collin County, Texas.

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0280J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that the Subject Property is located in "Zone X" (Un-Shaded) and no part of the Subject Property lies within the 100 Year Flood Plain.



**CERTIFICATION**

I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify to: MONICA ROJAS BAKER; US BANK NATIONAL ASSOCIATION, its successors and/or assigns; CHICAGO TITLE INSURANCE COMPANY and SERVICELINK, that the Plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There are no visible conflicts, found during the time of this survey, August 11, 2020, except as shown.

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

**TITLE SURVEY**

**19,693 Sq. Ft. / 0.452 Acres**  
being part of  
**BLOCK 31 of SHORT ADDITION**  
**MARY STANDIFER SURVEY, A-811**  
**City of McKinney**  
**Collin County, Texas**



Texas Firm Registration No. 10061300				
Drawn by	Date	Scale	Job	Title
Mark Stach	03/21/14	1" = 20'	14033	14033-TITLE.DWG
				Sheet
				1 of 1