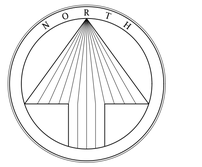
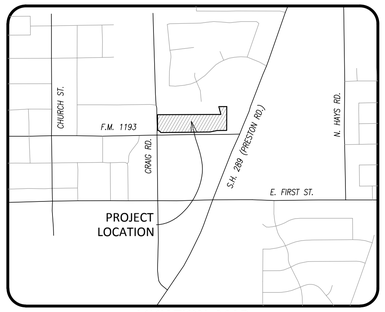



50 0 25 50 100

1 inch = 50 ft.

Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).




LOCATION MAP
1" = 1000'

## METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Collin County School Land Survey, Abstract No. 147, City of Prosper, Collin County, Texas, the subject tract being all of a tract conveyed to Charles J. Winikates and Bonnie M. Winikates according to the deed recorded in Volume 2529, Page 871 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found for the southeast corner of Lot 11, Block A, Stone Creek, an addition recorded in Cabinet J, Page 774, Plat Records, Collin County, Texas (PRCCT);

THENCE N 15°06'26" W, 113.86 feet along the east line thereof to a 5/8" iron rod with plastic cap found for the southwest corner of Lot 1R, Block C, Stone Creek Commercial, an addition recorded in Cabinet Q, Page 216 PRCCT;

THENCE N 89°49'34" E, 111.86 feet along the south line thereof to a 1/2" iron rod found for the remainder of a tract conveyed to Meredith Ferguson Kawaguchi, et al, recorded in Document No. 96-0025732 DRCCT;

THENCE S 00°11'04" W, 332.99 feet along the west line of said remainder to a point on the north line of Farm to Market Road 1193, a variable width right-of-way;

THENCE along the north line of said road, the following:

S 89°22'45" W, 134.72 feet to a 1/2" iron rod with plastic cap found;

S 78°03'45" W, 101.98 feet to a 1/2" iron rod found;

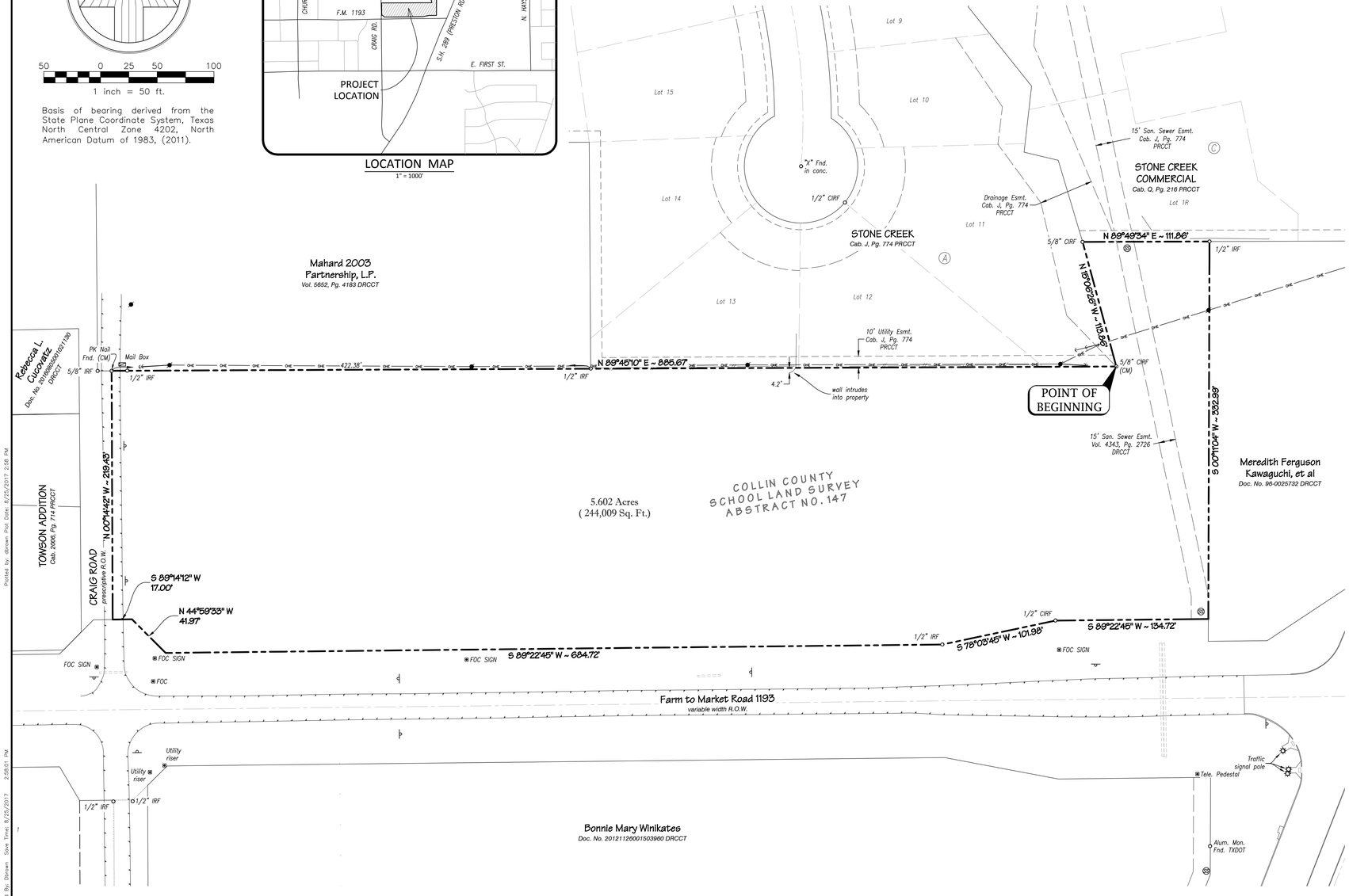
S 89°22'45" W, 684.72 feet to a point;

N 44°59'33" W, 41.97 feet to a point;

And S 89°14'12" W, 17.00 feet to a point in Craig Road, a prescriptive right-of-way;

THENCE N 00°14'42" W, 219.43 feet along Craig Road to a PK nail found for the southwest corner of a tract conveyed to Mahard 2003 Partnership, L.P., recorded in Volume 5652, Page 4183 DRCCT;

THENCE N 89°45'10" E, along the south line of said Mahard 2003 tract, passing at 422.38 feet a 1/2" iron rod found for the southwest corner of Lot 13, Block A, Stone Creek, and continuing along the south line of said addition a total distance of 885.67 feet to the POINT OF BEGINNING with the subject tract containing 244,009 square feet or 5.602 acres of land.




5.602 Acres
( 244,009 Sq. Ft.)

COLLIN COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 147

| SURVEY RELATED SCHEDULE "B" - EXCEPTIONS | |
|---|---|
| First American Title, G.F. No. 1102-219901-RTT, Effective 03/29/2017 | |
| 10(e) | Easement granted by Charles J. Winikates to the Town of Prosper, filed 02/01/1999, recorded in Volume 4343, Page 2726, Real Property Records, Collin County, Texas. **AFFECTS AS SHOWN** |
| 10(f) | Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 06/17/1937, recorded in Volume 310, Page 550, Real Property Records, Collin County, Texas. Together with Quitclaim Deed filed 09/12/1980, recorded in Volume 1301, Page 881, Real Property Records, Collin County, Texas. Title to said interest not checked subsequent to the date thereof. **DOES NOT AFFECT** |

| LEGEND | |
|---|---|
| ○ | 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED. |
| IRF | IRON ROD FOUND |
| CIRF | CAPPED IRON ROD FOUND |
| ◙ | POWER POLE |
| ⓢ | SAN. SEWER MANHOLE |
| ‹ | GUY WIRE ANCHOR |
| ⊤ | SIGNPOST |
| ◇ | FIRE HYDRANT |
| ⋈ | WATER VALVE |
| ◙ | WATER METER |
| SSCO | SANITARY SEWER CLEANOUT |
| —x—x— | BARBED WIRE FENCE |
| —OHE— | OVERHEAD POWER LINE |
| CM | CONTROL MONUMENT |

## SURVEYOR'S CERTIFICATE

To BG-QBT Investments LLC, a Texas limited liability company, Regina Winikates Mentesana, Independent Executrix of the Estate of Bonnie Mary Winikates, Deceased, First American Title Insurance Company, Republic Title of Texas, Inc., and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, 11(a), 13, 16, and 18 of Table A thereof. The field work was completed on 06/22/2017.

Date of Plat or Map: 8/25/17

STATE OF TEXAS · REGISTERED · DARREN K. BROWN · 5252 · PROFESSIONAL · LAND SURVEYOR

Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48085C0235J, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

SPIARS ENGINEERING
765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077
TBPE No. F-2121 • TBPLS No. F-10043100

# ALTA/NSPS LAND TITLE SURVEY

TOWN OF PROSPER
COLLIN COUNTY, TEXAS

Winikates Tract

Issue Dates:
8/25/17

Date | Revisions

Scale: 1" = 50'
Drawn By: ED
Checked By: DKB

Sheet 1 of 1

JOB #16-082

Plotted by: JBrown Plot Date: 8/25/2017 2:58 PM
Drawing: G:\2017 JOBS\17-111 Winikates North\ADMIN - SURVEY\DWG\17-111 Survey.dwg Saved By: DBrown Save Time: 8/25/2017 2:58:01 PM