

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Texas Registered Land Surveyor. Date of field survey is November 20, 2023
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Texas North Central State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DF8982. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted without the benefit of an Abstract Title Search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

LINE	BEARING	DISTANCE
L1	N 70°33'45" W	128.99'
L2	N 05°54'01" W	100.00'
L3	N 84°05'59" E	25.00'
L4	S 05°54'01" E	100.00'
L5	S 84°05'59" W	25.00'
L6	N 84°05'59" E	25.00'
L7	N 05°54'01" W	100.00'
L8	N 37°47'54" W	125.12'±
L13	N 88°42'41" E	29.86'
L14	S 37°47'54" E	114.22'
L15	S 05°54'01" E	106.86'
L16	S 84°05'59" W	24.00'
L17	N 89°03'36" E	2.45'
L18	N 01°01'26" W	20.57'
L19	S 88°54'26" W	558.17'
L20	N 00°38'28" W	189.05'
L21	N 18°12'11" E	137.15'±
L22	S 18°12'11" W	140.05'
L23	S 00°38'28" E	165.57'
L24	N 88°54'26" E	558.03'
L25	S 01°01'26" E	40.50'
L26	S 88°40'49" W	20.00'

TOWER INFO

CENTER OF TOWER:  
LATITUDE: 33°08'31.037" NORTH  
LONGITUDE: 96°42'12.057" WEST (NAD 83)  
GROUND ELEVATION: 701' ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:  
6993 STARS AVENUE  
MCKINNEY, TEXAS 75070

VICINITY MAP

NOT TO SCALE

TEXAS NORTH CENTRAL

GRID NORTH  
GRID TO TRUE NORTH CONVERGENCE  
0°58'47.57998"

TRUE NORTH TO MAGNETIC DECLINATION  
2°39' E

COMBINED SCALE FACTOR  
0.999873860

LEGEND

- = 5/8" REBAR SET
- = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- ◁ = MEASURED
- ▣ = POWER BOX
- ⊙ = FIRE HYDRANT
- ⊗ = STUB OUT
- ⊕ = TEMPORARY BENCHMARK
- 1/2" REBAR FOUND  
ELEVATION = 704.50'

- = SILT FENCE
- = TREELINE
- = FENCE
- = EASEMENT

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'X' of the Flood Insurance Rate Map Community Panel No. 48085C0265J, which bears an effective date of June 2, 2009 and IS NOT in a special flood hazard area. Zone 'X': Areas determined to be outside the 0.2% annual chance floodplain.

CRAIG RANCH SE  
LOT 7R1, BLOCK A, NORTH  
TEXAS ATHLETIC CENTER ADDITION  
COLLIN COUNTY, TEXAS

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

NO. \_\_\_\_\_

PROJECT NO.  
23-10561

DRAWN BY: KM  
CHECKED BY: PKW  
FIELD CREW: CJ  
APPROVED BY: WHS  
DATE: 11/30/23  
SCALE: 1" = 100'


SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR:  
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ANTHEMNET, INC.  
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DALLAS, TX 75225

ENGINEERING GROUP, INC.



**ZING**  
ENGINEERING GROUP, INC.