



LEGEND
CM CONTROLLING MONUMENT
WV WATER VALVE
ICV IRRIGATION CONTROL VALVE
WM WATER METER
CO CLEANOUT
OHE OVERHEAD ELECTRIC

NUMBER	DELTA	R'	L'	T'	CD	LC'
C-1	58°20'22"	430.00	437.83	240.02	S 25°49'50" W	419.16
C-2	34°44'01"	1200.00	727.46	375.29	N 56°13'34" E	716.37

LOT 1, BLOCK 1
CHISHOLM APARTMENTS PHASE II
CABINET G, PAGE 524, P.R.C.C.T.

BASIS OF BEARING
THE BEARINGS SHOWN ARE BASED ON THE FINAL PLAT OF CHISHOLM ENTERPRISE ADDITION AS RECORDED IN CABINET M, PAGE 21.

BENCH MARK
CITY OF PLANO BENCH MARK NO. L4
ELEV. 639.95

4.670 ACRES
LOT 2, BLOCK A
CHISHOLM ENTERPRISE ADDITION
CABINET M, PAGE 21, P.R.C.C.T.

LOT 1, BLOCK 1
REPLAT CHISHOLM APARTMENTS PHASE I
CABINET C, PAGE 562, P.R.C.C.T.

LOT 1, BLOCK A
CHISHOLM ENTERPRISE ADDITION
CABINET M, PAGE 21, P.R.C.C.T.

GENERAL NOTES:

- The surveyor has not abstracted subject property.
- This survey is subject to all easements of record.
- Copyright 2007, Surdukan Surveying, Inc.
- The survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
- The original copy will have original signatures, stamp seal and an impression seal.

UTILITY NOTE:

Utility information is based upon field measurements, and the best available records. Field data is limited to that which is visible and can be measured. This does not preclude the existence of other underground items. Record information is based upon data collected from both public and private sources. The completeness of these records cannot be guaranteed, except insofar as they can be verified by field measurements.

Underground gas, electric, cable, telephone, irrigation lines, etc. were not located.

LEGAL DESCRIPTION

BEING all of Lot 2, Block A Chisholm Enterprise Addition, an addition to the City of Plano, Collin County, Texas according to the plat there of recorded in Cabinet M, Page 21 of the Plat records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the north east corner of said Lot 1, said iron rod being in the northwest ROW line of Enterprise Drive (60' ROW);

THENCE S 55°00'00" W following the northwest ROW line of said Enterprise Drive a distance of 114.10' to a capped 1/2 inch iron rod set for corner at the beginning of a curve to the left with a radius of 430.00';

THENCE following the west ROW line of said Enterprise Drive around a curve to the left through a central angle of 58°20'22" an arc distance of 437.83' a chord bearing of S 25°49'50" W a distance of 419.16' to a capped 1/2 inch iron rod set for corner at the northeast corner of Lot 1 of said Block A;

THENCE N 89°24'00" W following the north line of said Lot 1 a distance of 88.00' to a capped 1/2 inch iron rod set for corner;

THENCE S 49°00'00" W following the north line of said Lot 1 a distance of 345.47' to a capped 1/2 inch iron rod found for corner in the east line of Lot 1, Block 1, Replat of Chisholm Apartments Phase I as recorded in Cabinet C, Page 562, P.R.C.C.T.;

THENCE N 50°47'46" W following the east line of said Lot 1, Block 1, Replat of Chisholm Apartments Phase I a distance of 304.06' to a capped 1/2 inch iron rod set for corner at the south corner of Lot 1, Block 1, Chisholm Apartments Phase II as recorded in Cabinet G, Page 524, P.R.C.C.T.;

THENCE following the south line of said Lot 1, Block 1 Chisholm Apartments Phase II around a curve to the right through a central angle of 34°44'01" an arc distance of 727.46' a chord bearing of N 56°13'34" E a distance of 716.37' to a capped 1/2 inch iron rod set for corner;

THENCE N 73°35'32" E a distance of 276.21' to the Point of Beginning and containing 203,411 square feet or 4.670 acres of land.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2005. The property is subject to all easements of record.

David J. Surdukan
David J. Surdukan R.P.L.S. No. 4613

SURDUKAN SURVEYING, INC.
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**BOUNDARY and
TOPOGRAPHIC SURVEY**
LOT 2, BLOCK A
CHISHOLM ENTERPRISE ADDITION
CITY OF PLANO
COLLIN COUNTY, TEXAS

Revisions	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	

Issue Dates:
Nov. 5, 2007

Scale: 1" = 40'

Drawn By: Byron S.

Checked by: David S.

Sheet 1

of 1

Job No. 07085

**P i a r s
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