

**LEGEND OF ABBREVIATIONS**

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- ROW RIGHT OF WAY
- CRS 1/2 REBAR SET WITH PINK CAP STAMPED, "BARTON CHAPA"

**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0510J, with an effective date of June 2, 2021, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

**ALTA/NSPS NOTES**

- Regarding Table "A" Item 2: Property address: No Property address posted according to Collin County Appraisal District.
- Regarding Table "A" Item 14: The southwest corner of the site is the intersection of Wyngate Boulevard & E. Renner Road.
- Regarding Table "A" Item 16: No buildings were observed on the site during the process of conducting fieldwork.

**PROPERTY DESCRIPTION**

BEING a portion of Lot 4 in Block 3 of Turnpike Commons Addition, an addition in the City of Plano, Collin County, Texas, as recorded in Volume 2022, Page 284, of the Plat Records Collin County, Texas (P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

**BEGINNING** at a 1/2 inch rebar found for the northernmost southwest corner of said Lot 4, and the herein described tract;

**THENCE** North 00 degrees 37 minutes 24 seconds West, with the west line of said Lot 4, a distance of 233.48 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set (hereinafter referred to as "capped rebar set") in the west line of said Lot 4;

**THENCE** through the interior of said Lot 4 the following calls:

- North 89 degrees 16 minutes 19 seconds East, a distance of 94.75 feet to a capped rebar set;
- South 00 degrees 43 minutes 41 seconds East, a distance of 32.00 feet to a capped rebar set;
- North 89 degrees 16 minutes 19 seconds East, a distance of 18.00 feet to a capped rebar set;
- South 00 degrees 43 minutes 41 seconds East, a distance of 20.00 feet to a capped rebar set;
- North 89 degrees 16 minutes 19 seconds East, a distance of 72.00 feet to a capped rebar set;
- South 00 degrees 43 minutes 41 seconds East, a distance of 141.49 feet to a capped rebar set;
- North 89 degrees 16 minutes 19 seconds East, a distance of 64.07 feet to a capped rebar set;
- South 00 degrees 43 minutes 41 seconds East, a distance of 50.00 feet to a capped rebar set in the south line of said Lot 4;

**THENCE** South 89 degrees 16 minutes 18 Seconds West, with the south line of said Lot 4, a distance of 239.25 feet, to a 1/2 inch rebar found for the southernmost southwest corner of said Lot 4;

**THENCE** North 45 degrees 40 minutes 33 seconds West, with the southwest line if said Lot 4, a distance of 14.14 feet, to the **POINT OF BEGINNING** and enclosing 1.007 acres (43,871 square feet) of land, more or less.

**TITLE COMMITMENT NOTES**

This survey was prepared with the benefit of a commitment for title insurance provided by Fidelity National Title Insurance Company, G.F. Number FTDAL-34-9000342000334-CMB, Effective Date December 29, 2020. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

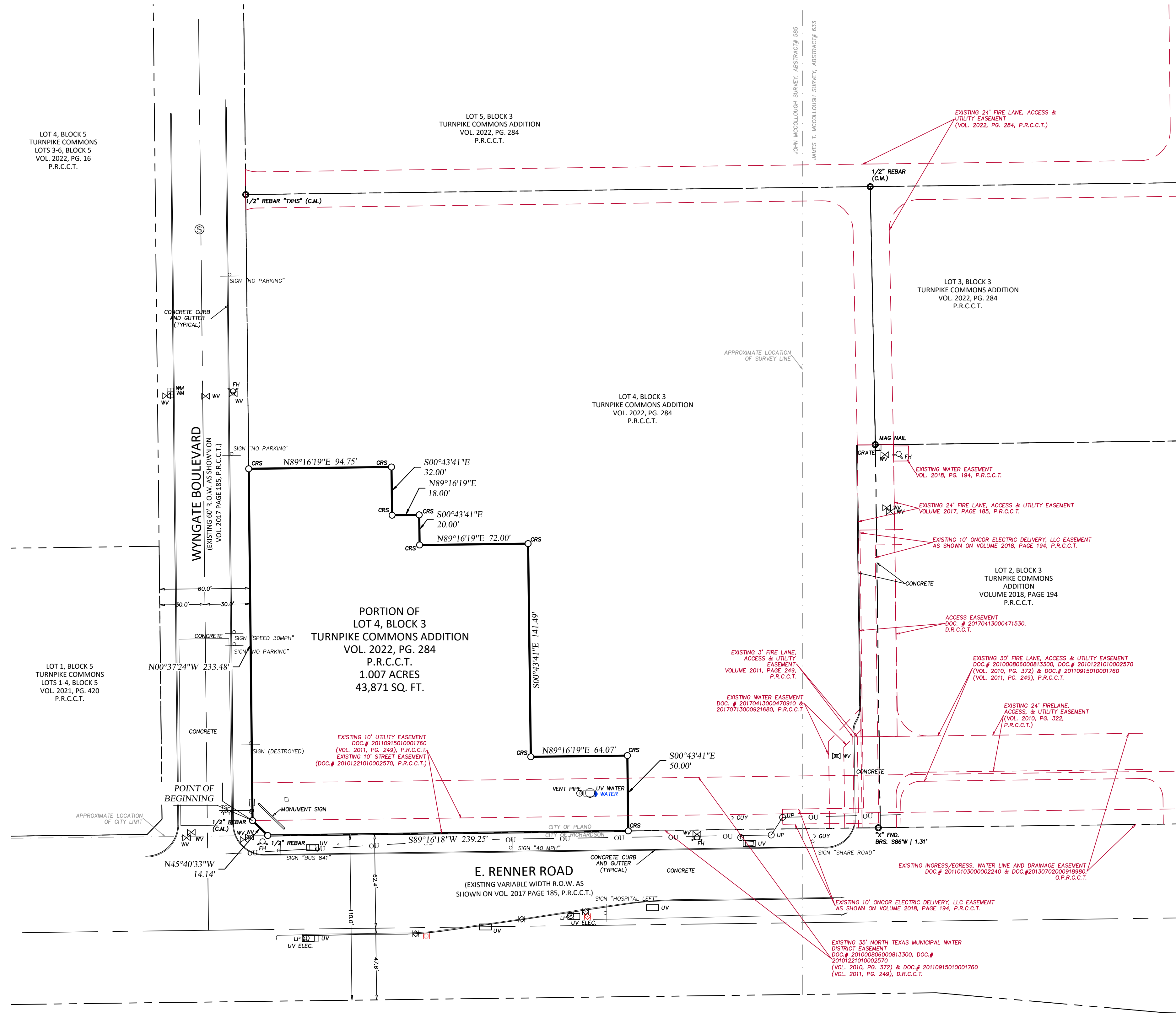
- Item 10(c): Easements as shown on the Plats recorded under Volume 2011, Page 249 & Volume 2017, Page 185, of the Plat records of Collin County, Texas. (all easements crossing or abutting the subject property are shown hereon)
- Item 10(d): Easements as shown on the Plats recorded under Volume 2010, Page 372, Volume 2011, Page 249 & Volume 2017, Page 185, of the Plat records of Collin County, Texas. (all easements crossing or abutting the subject property are shown hereon)
- Item 10(e): Easements as shown on the Plat recorded under Volume 2017, Page 185, of the Plat records of Collin County, Texas. (easement does not cross the subject property, shown hereon for reference)
- Item 10(f): Easement as recorded under County Clerk's File Number 20100806000813300 of the Real Property Records of Collin County, Texas and shown on the Plats recorded under Volume 2010, Page 372, Volume 2011, Page 249 & Volume 2017, Page 185, of the Plat records of Collin County, Texas. (easement crosses the subject property, shown hereon)
- Item 10(h): Easement as recorded under County Clerk's File Number 20170317000342410 and amended by County Clerk's File Number 20170413000471530 of the Real Property Records of Collin County, Texas. (easement does not cross the subject property, shown hereon for reference)
- Item 10(i): Easement as recorded under County Clerk's File Number 20170317000342420 of the Real Property Records of Collin County, Texas. (easement does not cross or abut the subject property, not shown)
- Item 10(j): Easement as recorded under County Clerk's File Number 20170713000921680 of the Real Property Records of Collin County, Texas. (easement does not cross the subject property, shown hereon for reference)
- Item 10(l): Easement as recorded under County Clerk's File Number 20180129000115120 & 2018020600151620, corrected by County Clerk's File Number 20180320000337160 of the Real Property Records of Collin County, Texas. (easement does not cross or abut the subject property, not shown)
- Item 10(m): Document as recorded under County Clerk's File Number 20090203000106350 of the Real Property Records of Collin County, Texas. (document contains a description which includes the subject property, not plottable, not shown)
- Item 10(n): Easement as recorded under County Clerk's File Number 20190215000160040 of the Real Property Records of Collin County, Texas. (easement does not cross or abut the subject property, not shown)
- Item 10(o): Easement as recorded under County Clerk's File Number 20170413000470910 of the Real Property Records of Collin County, Texas. (easement does not cross the subject property, shown hereon for reference)

**SURVEYOR'S CERTIFICATE**

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 Items 1, 2, 3, 4, 7(a), 8, 9, & 14 of Table A thereof. The fieldwork was completed on 12/22/2021.



*John H. Barton III*  
John H. Barton III, RPLS# 6737



SURVEY PREPARED BY BARTON CHAPA SURVEYING, LLC, 5200 STATE HIGHWAY 121, COLLEVILLE, TX, 76034

ALTA/NSPS LAND TITLE SURVEY  
PORTION OF LOT 4, BLOCK 3  
TURNPIKE COMMONS ADDITION  
CITY OF PLANO  
COLLIN COUNTY, TEXAS

**BCS**  
**BARTON CHAPA SURVEYING**  
5200 State Highway 121  
Colleyville, TX 76034  
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TBPLS Firm #10194474

JOB NO.	2021.001.221
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	SUMMARY

**STONEMOOD**

**PLANO, TEXAS**

SHEET:  
**VO1**  
ALTA/NSPS LAND TITLE SURVEY