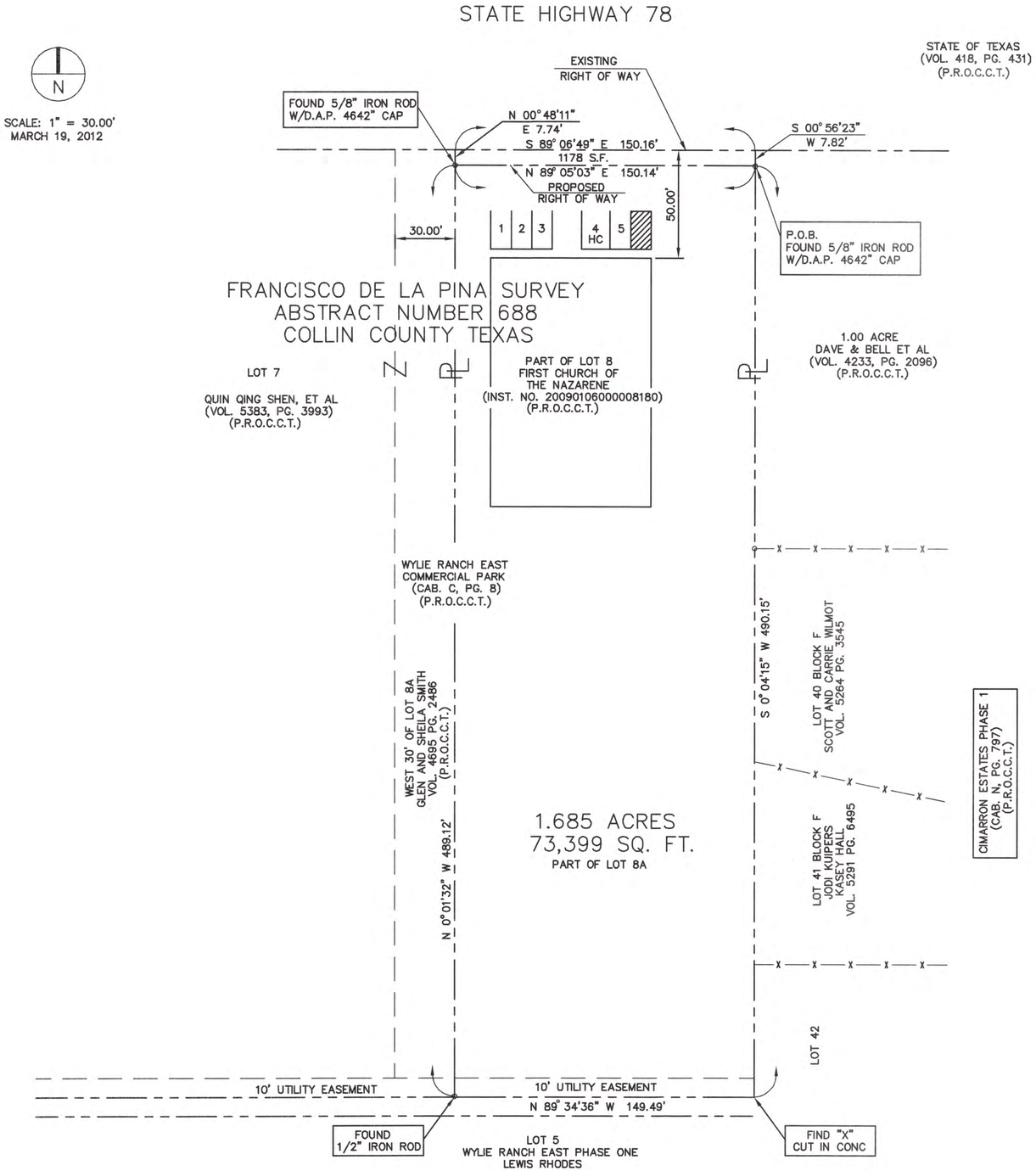

DESCRIPTION

BEING a part of Lot 8 of WYLIE RANCH ESTATES COMMERCIAL PARK, an Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded Volume C, Page 8 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" round iron rod for corner placed by Tx DOT in the new south right-of-way line of State Highway 78, said point being at the new northeast corner of said Lot 8;

THENCE S. 00 deg. 04 min. 15 sec. W. along the east line of said Lot 8, a distance of 490.15' to an "X" found chiseled in the concrete drain for corner of the southeast corner of said Lot 8;

THENCE W. 89 deg. 34 min. 36 sec. W. along the south line of Lot 8, a distance of 149.49' to a 1/2" round iron rod found for the corner;

THENCE N. 00 deg. 01 min. 32 sec. W. a distance of 489.12' to a 5/8" round iron rod set by Tx DOT for corner in the west line of said Lot 8 and in the new south right-of-way line of state Highway 78;

THENCE E. 89 deg. 05 min. 03 sec. along the new State Hwy 78 right-of-way line, a distance of 150.14' to the POINT OF BEGINNING and containing 73,399 square feet or 1.685 acres of land.

NOTES

1. According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480759 0470 G dated January 19, 1996, this property lies in Zone X. This property does not appear to lie within a 100 year flood plane.
2. (Control Monument) Tx DOT alumunum disk set on top of a 5/8" round iron rod unless otherwise noted.
3. All 1/2" IRS are capped with yellow caps "R.S.C.I. RPLS 5034"
4. The bearings of the Tx DOT R.O.W. (CSJ: 0281-02-064) are based on the Texas Plane Coordinate System, North Central Texas, Zone 4204 NAD 83 (CORS 96), EPOCH 2002.00. All coordinates shown are surface and may be converted to grid by dividing by the Tx DOT Collin County conversion factor of 1.000152710. The bearing for the new south line of State Hwy 78 (S 89° 05' 03" E) a distance of 150.14' is equal to the bearing of the original south line N 90° 00' 00" E, same distance.
5. SURVEYORS CERTIFICATE: I Jim L. Farmer, Registered Land Surveyor No. 3221, do hereby certify that the above plat of the property surveyed for THE FIRST CHURCH OF THE NAZARENE located at 2650 S.H. 78, Wylie, Collin County, Texas, is the result of a survey on the ground on the 10th of March, 2012.
6. Plat Record Of Collin County Texas is indicated as (P.R.O.C.C.T.) on drawing.

Jim L. Farmer, P.E., R.P.L.S. No. 3221

Jim L. Farmer, P.E.
618 Athenia Way
Duncanville, Texas 75137
972-670-2897

STATE OF TEXAS
REGISTERED
JIM L. FARMER
3221
PROFESSIONAL
LAND SURVEYOR

3-19-12