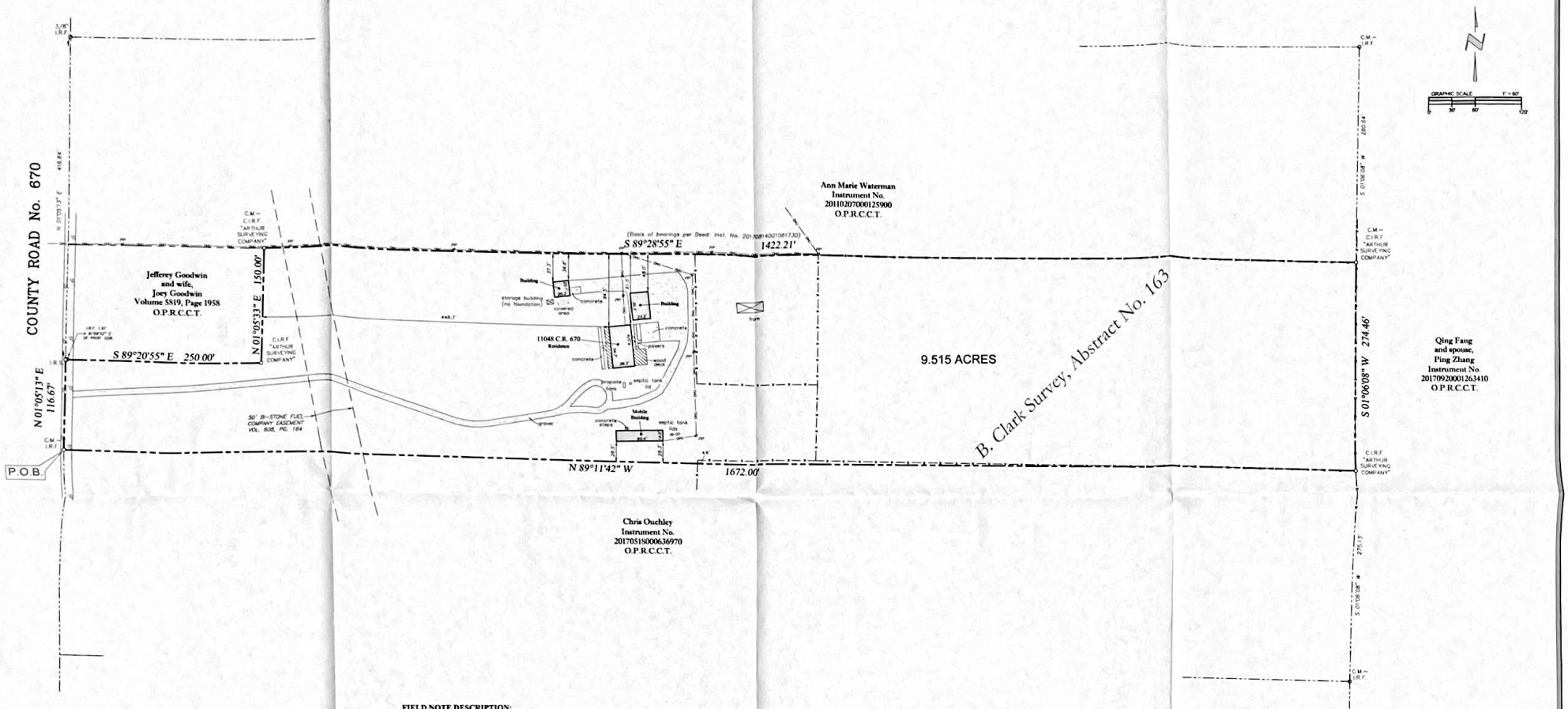

LEGEND

— S —	FENCE (AT CENTER OF FENCE POST)	W	WATER METER
OHU	OVERHEAD UTILITY	WV	WATER VALVE
PP	POWER POLE	IRR	IRRIGATION CONTROL VALVE
LP	LIGHT POLE		
	GUY ANCHOR	T	TRAFFIC/PARKING SIGN
I.R.F.	IRON ROD FOUND		
I.R.S.	IRON ROD SET		
TXDOT MON.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT	TEL	TELEPHONE MANHOLE
F.C.P.	FENCE CORNER POST	CATV	CABLE TELEVISION BURIED SURFACE BOX
I.P.S.	IRON PIPE FOUND		CONCRETE
FH	FIRE HYDRANT		EDGE OF ASPHALT
SS/SSO	SANITARY SEWER CLEAN-OUT		COVERED AREA
	SANITARY SEWER MANHOLE		NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTE. ALL IRON RODS SET ARE 1/2" IRON W/ YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"

FIELD NOTE DESCRIPTION:

BEING a 9.515 acre tract of land situated in the B. Clark Survey, Abstract No. 163, in Collin County, Texas, and being that same tract of land described by deed to Alex Talarczyk and wife, Nichole Talarczyk, as recorded in Instrument No. 20170814001081730, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found in asphalt for the southwest corner of the herein described tract, same point being the northwest corner of a tract of land described by deed to Chris Ouchley, as recorded in Instrument No. 20170518000636970, O.P.R.C.C.T., same point being within County Road No. 670;

THENCE North 01 degrees 05 minutes 13 seconds East, with said County Road No. 670, a distance of 116.67 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the southwest remainder tract of land described by deed to Jefferey Goodwin and wife, Joey Goodwin, as recorded in Volume 5819, Page 1958, O.P.R.C.C.T., same from which a ½ inch iron rod found bears North 81 degrees 08 minutes 52 seconds East, a distance of 1.91 feet;

THENCE South 89 degrees 20 minutes 55 seconds East, with the south line of said Goodwin tract, a distance of 250 00 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" found for corner;

THENCE North 01 degrees 05 minutes 33 seconds East, with the east line of said Goodwin tract, a distance of 150 00 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" found for corner in the south line of a tract of land described by deed to Ann Marie Waterman, as recorded in as recorded in Instrument No. 20110207000125900, O.P.R.C.C.T.;

THENCE South 89 degrees 28 minutes 55 seconds East (Basis of bearings per Deed: Inst. No. 20170814001081730), with the south line of said Waterman tract, a distance of 1422.21 feet to a ½ inch iron rod found for corner in the west line of a tract of land described by deed to Qing Fang and spouse, Ping Zhang, as recorded in Instrument No. 20170920001263410, O.P.R.C.C.T.;

THENCE South 01 degrees 06 minutes 08 seconds West, with the west line of said Fang and Zhang tract, a distance of 274.46 feet to a ½ inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" found for the northeast corner of said Ouchley tract;

THENCE North 89 degrees 11 minutes 42 seconds West, with the north line of said Ouchley tract, a distance of 1672.00 feet to the **POINT OF BEGINNING** and containing a total of 9.515 acres of land more or less, and being subject to any and all easements that may affect.

NOTE:
- 10' wide water line easement recorded in Volume 669, Page 486 is centered on a pipe line that has not been specifically located at this time.

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to Allegiance Title (G.F.# 1988726-ALMK), that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480130 0205 J, present effective date of map, June 2, 2009, herein property situated within Zone "X"

James D. Westphall II 04/24/2019

BOUNDARY SURVEY

9.515 acre tract
out of the
B. Clark Survey, Abstract No. 163
Collin County, Texas

PC/TECH: JB/SWM DATE: 04-03-19 SCALE: 1"= 60' ASC NO.: A-0329197222

ARTHUR
LAND SURVEYING
220 Elm St., # 200 · Lewisville, TX 75057
Ph. 972.221.9439 · TFRN# 100638-00
arthursurveying.com Established 1956

STATE OF TEXAS · REGISTERED · F.H. WESTPHALL · 5832 · PROFESSIONAL LAND SURVEYOR

F.H. Westphall

(mailing address)
11048 C.R. 670
Blue Ridge, Texas

The undersigned have/has received and reviewed a copy of this survey.

X. _____

X. _____

X. _____

Date: _____

Allegiance
5501 Virginia Parkway, Ste. 100
McKinney, Texas 75071
Ph. 972.562.9559
Fax. 972.562.9561