Improvement, Topographic & Tree Survey for (Reference Name): FTK Renovations
Client: FTK Renovations
For Title Commitment by: Republic Title of Texas, Inc. GF # 127186 O ONLY.
Property Address: (Unposted) Pecan Lane

DESCRIPTION

A tract of land situated within the Daniel Rowlett Survey, Abstract Number 738, City of Plano, Collin County, Texas, and being the same tract of land as conveyed to FTK Interests, LP by a deed filed for record at County Clerk's Instrument Number 20070801001062140 of the Deed Records of Collin County, Texas, Save & Except that portion conveyed to the City of Plano by a deed filed for record at County Clerk's Instrument Number 20070801001062160 of the Deed Records of Collin County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar with a cap marked "Roome" found, on the Southeast right-of-way line of K Avenue, for the common West corner of the tract of land herein described and a tract of land conveyed to R. & E. S. Loveless by a deed filed for record in Volume 5587 at Page 5451 of the Deed Records of Collin County, Texas;

Thence N 32°12'15" E, along the aforementioned Southeast right-of-way line, 77.91 feet to a 1/2" rebar with a cap marked "Roome" found, at the intersection of said Southeast right-of-way line and the Southwest right-of-way line of Pecan Lane, for the common West corner of the tract of land herein described and the above-mentioned City of Plano tract;

Thence S 65°37'17" E, along the aforementioned Southwest right-of-way line, 201.88 feet to a 1/2" rebar with a cap marked "Roome" found for the most Easterly corner of the aforementioned City of Plano tract;

Thence S 57°56'08" E, continuing along the aforementioned Southwest right-of-way line, 120.11 feet to a 1" rebar, found for a corner and the point of curvature of a curve to the left;

Thence Southeasterly 29.59 feet, continuing along the aforementioned Southwest right-of-way line and the arc of a curve, having a radius of 190.00 feet, a central angle of 08°55'27" and a chord which bears S 62°23'52" E, 29.56 feet to a 1/2" rebar with a cap marked "Roome" found for the common North corner of the tract of land herein described and a tract of land conveyed to A. B. Stenbridge, et ux by a deed filed for record in Volume 749 at Page 127 of the Deed Records of Collin County, Texas;

Thence S 01°18'52" W, along the common boundary line of the tract of land herein described and the aforementioned Stenbridge tract, 92.86 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for (and replacing a found and disturbed 1/2" rebar) the common East corner of the tract of land herein described and the above-mentioned Loveless tract;

Thence N 61°52'52" W, along the common boundary line of the tract of land herein described and the aforementioned Loveless tract, entering a stone wall at 288.0 feet, exiting said wall at 351.4 feet and continuing for a total distance of 398.26 feet to the Point of Beginning.

Said tract of land containing 31,762 square feet or 0.729 acre, more or less.

Said tract of land may be subject to an undefinable easement to T. P. & L. Co. as filed for record in Volume 429 at Page 118 of the Deed Records of Collin County, Texas.

GENERAL NOTES:

1. The trees as shown and depicted hereon were (1) identified by species to the best of Delta Land Surveying's ability and not by a certified aborist, (2) all appear to be healthy and in good condition, and (3) only trees 8 inches in diameter or larger were located and numerous smaller trees exist on the property.

2. State Plane Coordinates, Texas North Central Zone, for Control Monument 1, (CM1) were established by static GPS observation processed through OPUS.
N 7075242.848 ft.
E 2523539.761 ft.

3. Buried utilities shown hereon per Digtess and City of Plano and location must be verified prior to any construction.

BENCHMARK

Control Monument 1 (CM1) by static GPS observation, Geoid03 NAVD88.

Elevation: 609.78 ft.

T. B. M

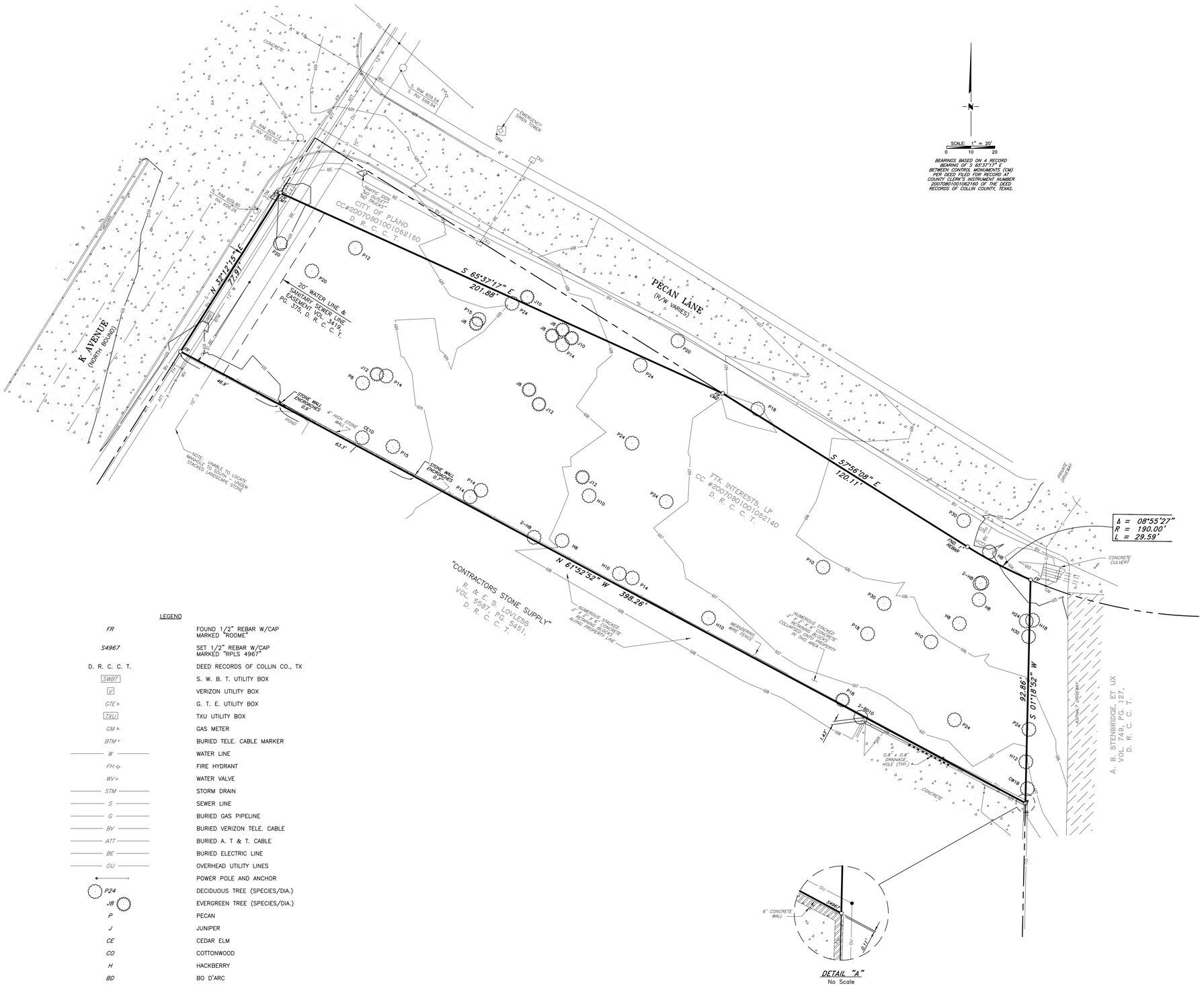
Chiseled "X" in a square at the Southerly corner of the concrete base for an emergency siren tower located on the Northerly side of Pecan Lane.

Elevation: 609.57 ft.

With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas, Community Panel No. 48085C-0430 & 0435-G, Revised on 1/19/96, the subject property's scaled location lies within Flood Zone(s) X which is not designated a 100 year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

I do hereby certify that this survey was made on the ground, under my direct supervision and the plat hereon is a true and correct representation of this property, said survey and plat meet the Minimum Standards for Land Surveying in the State of Texas; there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown; all easements and other matters of record of which I have been advised, by the above commitment, are as shown hereon. Delta Land Surveying makes no representation as to the accuracy or completeness of said commitment.

Larry W. Busby
TX R.P.L.S. No. 4967



SCALE: 1" = 20'
0 10 20

BEARINGS BASED ON A RECORD BEARING OF S 65°37'17" E BETWEEN CONTROL MONUMENTS (CM) PER DEED FILED FOR RECORD AT COUNTY CLERK'S INSTRUMENT NUMBER 20070801001062160 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.

LEGEND

FR	FOUND 1/2" REBAR W/CAP MARKED "ROOME"
S4967	SET 1/2" REBAR W/CAP MARKED "RPLS 4967"
D. R. C. C. T.	DEED RECORDS OF COLLIN CO., TX
SWBT	S. W. B. T. UTILITY BOX
V	VERIZON UTILITY BOX
GTE	G. T. E. UTILITY BOX
TXU	TXU UTILITY BOX
GM	GAS METER
BTM	BURIED TELE. CABLE MARKER
W	WATER LINE
FH	FIRE HYDRANT
WV	WATER VALVE
STM	STORM DRAIN
S	SEWER LINE
G	BURIED GAS PIPELINE
BV	BURIED VERIZON TELE. CABLE
ATT	BURIED A. T & T. CABLE
BE	BURIED ELECTRIC LINE
OU	OVERHEAD UTILITY LINES
	POWER POLE AND ANCHOR
P24	DECIDUOUS TREE (SPECIES/DIA.)
J8	EVERGREEN TREE (SPECIES/DIA.)
P	PECAN
J	JUNIPER
CE	CEDAR ELM
CO	COTTONWOOD
H	HACKBERRY
BD	BO D'ARC
/	WIRE FENCE
X	WROUGHT IRON FENCE
TSL	TRAFFIC SIGNAL LIGHT

FTK RENOVATIONS

Improvement, Topographic & Tree Survey of a portion of the Daniel Rowlett Survey, Abstract No. 738, City of Plano, Collin County, Texas.

DELTA LAND SURVEYING
1520 Roadrunner Road
Anna, Texas 75409
Tel.: (214) 534-5118 Fax: (972) 924-4082

DATE: 4/5/08	SURVEYED BY: LWB	
DWG. NO.: 08016-1	DRAWN BY: LWB	SCALE: 1" = 20'
JOB NO.: 08016	APPR. BY: LWB	SHEET : 1 OF 1