

PROPERTY DESCRIPTION

Being a tract of land situated in Collin County, Texas, being a part of Lot 5, Block 1 of Walnut Grove Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 7, Page 19 of the Plat Records of Collin County, Texas, being that same tract of land conveyed to Alan A. & Yasmin A. Hashem by deed recorded in Instrument Number 20101213001360290 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron rod found for corner at the intersection of the west right-of-way line of County Road 856 (Lakefront Road) (variable width right-of-way) and the north right-of-way line of Highway 380 (variable width public right-of-way), said point being the southwest corner of said Hashem tract and being the southeast corner of the herein described tract;

Thence South 84 degrees 58 minutes 27 seconds West, along the north right-of-way line of said U.S. Highway 380, a distance of 267.52 feet to a 1/2" iron rod found for corner with yellow cap stamped "XHS";

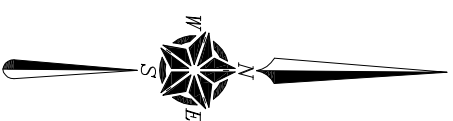
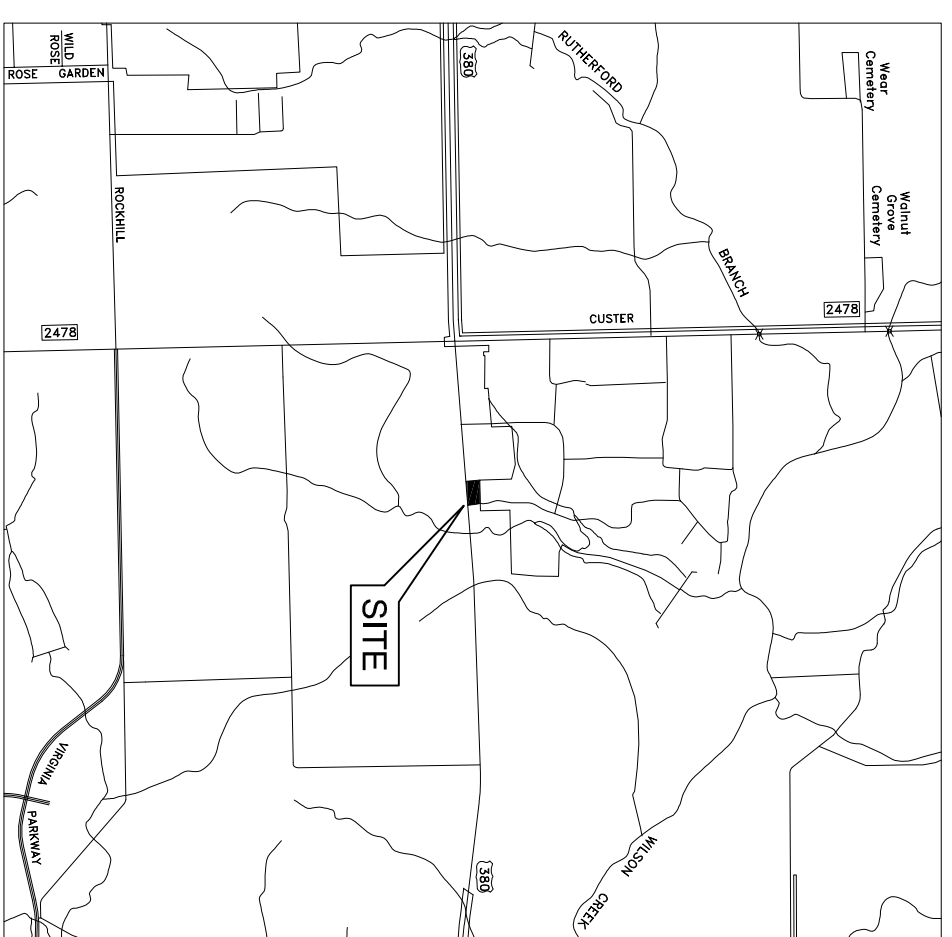
Thence South 83 degrees 29 minutes 57 seconds West, continuing along the north right-of-way line of said U.S. Highway 380, a distance of 151.97 feet to a 1/2" iron rod found for corner, said point being the southeast corner of a tract of land conveyed to John F. Hansen and Peggy B. Hanson, by deed recorded in Volume 1449, Page 150 of the Deed Records of Collin County, Texas, same being the southwest corner of said Hashem tract and the herein described tract;

Thence North 02 degrees 48 minutes 53 seconds West, along the east line of said John F. Hansen and Peggy B. Hanson, tract, departing the north right-of-way line of said Highway 380, a distance of 183.58 feet to a 3/8" iron rod found for corner, said point being the southwest corner of a tract of land conveyed to Charles M. Pritchard et ux by deed recorded in Instrument Number 20101102001193610 of the Official Public Records of Collin County, Texas, same being the northwest corner of said Hashem tract and the herein described tract;

Thence 85 degrees 06 minutes 55 seconds East, along the south line of said Pritchard tract, a distance of 425.40 feet to a 3/8" iron rod found for corner in the west right-of-way line of said County Road 856, said point being the southeast corner of said Pritchard tract, same being the northeast corner of said Hashem tract and the herein described tract;

Thence South 00 degrees 50 minutes 27 seconds East, along the west right-of-way line of said County Road 856, a distance of 178.96 feet to the Point of Beginning and containing 75,906 square feet or 1.74 acres of land.

VICINITY MAP - NOT TO SCALE



CHARLES M. PRITCHARD ET UX
INSTRUMENT NO. 20101102001193610
O.P.R.C.C.T.

BASIS OF BEARINGS
(DEED= N 85°06'55" E 425.58')
N 85°06'55" E 425.40'

LOT 5, BLOCK 1
WALNUT GROVE
VOL. 7, PG. 19
P.R.C.C.T.

PROPOSED "C2" - LOCAL COMMERCIAL
DISTRICT & "CC" - CORRIDOR
COMMERCIAL OVERLAY DISTRICT

ALAN A. & YASMIN A. HASHEM
INSTRUMENT NO. 20101213001360290
O.P.R.C.C.T.

VACANT LOT
75,906 SQ.FT.
1.74 ACRES

15' WATER LINE EASEMENT
INSTRUMENT NO. 20090123000070120
O.P.R.C.C.T.

U.S. HIGHWAY 380
VARIABLE WIDTH PUBLIC R.O.W.

COUNTY ROAD 856 (LAKEFRONT ROAD)
VARIABLE WIDTH PUBLIC R.O.W.

JOHN F. HANSON & PEGGY B. HANSON
VOLUME 1449, PAGE 150
D.R.C.C.T.

LOT 4, BLOCK 1
WALNUT GROVE
VOL. 7, PG. 19
P.R.C.C.T.

(DEED= N 02°47'13" W 183.66')
N 02°48'33" W 183.58'

S 83°29'57" W 151.97'
(DEED= S 83°28'35" W 152.46')

S 84°58'27" W 267.52'
(DEED= S 85°00'49" W 267.51')

S 00°50'27" E 178.96'
(DEED= S 00°55'05" E 179.13')

STATE PLANE
COORDINATES
N=7,131,081.676
E=2,511,510.944

STATE PLANE
COORDINATES
N=7,131,041.034
E=2,511,093.460

REVISIONS

No.	Revision/Issue	Date

LEGEND

Ⓜ	HANDICAPPED SPACE	Ⓜ	SANITARY SEWER MANHOLE COVER
○	PARKING SPACE	☼	LIGHT POLE
○	IRON ROD FOUND	⦿	POWER POLE
⊗	IRON ROD SET "XHS"	■	BRICK COLUMN
⊗	IRON PIPE FOUND	⊗	A/C AIR CONDITIONING
⊗	FENCE POST CORNER	⊗	FIRE HYDRANT
⊗	"X" FOUND / SET	⊗	ELECTRIC METER
⊗	CONTROL MONUMENT	⊗	GAS METER
—	ASPHALT PAVING	—	
—	CHAIN LINK FENCE	—	
—	WOOD FENCE (CENTER POST)	—	
—	WIRE FENCE	—	
—	IRON FENCE	—	
—	PIPE FENCE	—	
—	COVERED PORCH, DECK OR CARPORT	—	
—	CONCRETE PAVING	—	
—	GRAVEL/ROCK ROAD OR DRIVE	—	
—	OES	—	OVERHEAD ELECTRIC SERVICE
—	OHP	—	OVERHEAD POWER LINE
—	SS	—	SANITARY SEWER LINE

GENERAL NOTES

- 1) According to the F.I.R.M. No. 4808SC02355, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 2) Bearings are based on deed recorded in Instrument No. 20101213001360290 of the Official Public Records of Collin County, Texas.
- 3) This survey plat has been prepared without benefit of abstract title. Texas Heritage Surveying has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances. Additional matters may be disclosed in the course of a thorough examination of the record title.



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Firm No. 101693300

ZONING EXHIBIT
COUNTY ROAD 856
COLLIN COUNTY, TEXAS
PORTION OF LOT 5, BLOCK 1
WALNUT GROVE ADDITION

Task No.	1100839-2
Drawn By	EDDIE/MRW
Date	10/8/2018
Scale	1"=30'

ACCEPTED BY: _____

ACCEPTED BY: _____

DATE: _____