

Walnut Street
(called 60' R.O.W.)

FIELD NOTES DESCRIPTION:

BEING a 0.125 acre portion of Lots 13, 14 and 15, Block 63 of Old Donation to the City of Frisco, an addition to the City of Frisco, Collin County, Texas, according to the map thereof recorded in Volume 113, Page 74, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner being the northeast corner of said Lot 13, same point being the intersection of the west right-of-way line of Third Street and the south right-of-way line of Walnut Street;

THENCE South 11 degrees 09 minutes 42 seconds West, with the west right-of-way line of said Third Street, a distance of 72.50 feet to a spindle set for corner being the most easterly northeast corner of a tract of land described by deed to P.R.G. Ramoynal, recorded in Volume 3609, Page 462, D.R.C.C.T.;

THENCE North 78 degrees 59 minutes 05 seconds West, over and across said Lots 13, 14 and 15, and with a north line of said P.R.G. Ramoynal tract, a distance of 75.00 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the west line of said Lot 15, same point being the southeast corner of a tract of land described by deed to Rene Delatorre and wife, Araceli Delatorre, recorded under County Clerk's File Number 95-006891, Real Property Records, Collin County, Texas;

THENCE North 11 degrees 09 minutes 42 seconds East, with west line of said Lot 15, and with the east line of Delatorre tract, a distance of 72.50 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the south right-of-way line of said Walnut Street, same point being the northwest corner of said Lot 15, and being the northeast corner of said Delatorre tract;

THENCE South 78 degrees 59 minutes 05 seconds East, with the south right-of-way line of said Walnut Street, a distance of 75.00 feet to the **POINT OF BEGINNING** and containing 0.125 acres of land, more or less.

NOTES

- Bearings shown herein are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
- "X" Unshaded.

Boundary Survey



9081 Third Street,
Frisco, Texas

Fidelity National Title

1424 Long Prairie Road, Ste. 100
Frisco, TX 75034
Ph: 972.581.1800

Fieldwork Date: 02/27/2024 Party Chief: BH

Job No.: 202402182 Tech: JJ

FIELD NOTE: It is my opinion that the property described herein is not within the 100-year floodplain as indicated on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480134 0240 K, Present Effective Date of Map, June 7, 2017, herein property lies within Zone "X" Unshaded.

SURVEYORS CERTIFICATION:
I, the undersigned, being a duly qualified and licensed surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property legally described herein and is correct and to the best of my knowledge and belief, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or other matters of record which affect the same, except as shown herein. Use of this document is solely intended for the transaction reflected by the G.L. Number prohibited and at user's risk.

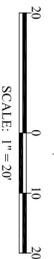
March 1, 2024



Old Town Surveying, LLC.
Professional Land Surveyors
810 Office Park Circle, Suite 138, Lewisville, Texas 75057
Ph: 469.293.8079 info@oldtownsurveying.com
TFRN Number: 10194611

LEGEND:

- Boundary
- Line of Record
- Utility Line
- Fencing Line
- Gas Meter
- Water Meter
- Utility Pole
- Controlling Monument
- 1/2" Iron Rod Found
- (unless otherwise noted)
- I.P.F.
- I.R.S.
- 1/2" Iron Rod Set
- "Old Town Surveying"
- (the cap)



Block 63 ~ Old Donation to the City of Frisco
Volume 113, Page 74, D.R.C.C.T.

0.125 Acres
Vacant Lot
9081 Third Street
Lots 13, 14 & 15

Point of Beginning

THIRD STREET
(called 60' R.O.W.)

Oak Street

Second Street