

COUNTY ROAD 656

N 89°35'39"E 371.34'

LEGEND

	POWER POLE
	LIGHT POLE
	ANCHOR
	ELEC. METER
	GAS METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	CABLE PEDESTAL
	SUBSURFACE UTILITY BOX
	ELECTRIC TRANSFORMER

DESCRIPTION

All that certain lot, tract or parcel of land situated in the William Hemphill Survey, Abstract No. 448, Collin County, Texas, and being known as that tract of land described in a Deed to Billy Joe Mitchell as recorded in Volume 1010, Page 764 of the Deed Records of Collin County, Texas, and being known as that tract of land described in a Deed to Billy Joe Mitchell as recorded in Volume 1535, Page 287 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail set for corner in the centerline of County Road No. 656 at the Northwest corner of said Mitchell tract (1535/287) for said point a 1/2" iron rod set bears S. 00 deg. 10 min. 55 sec. W. a distance of 30.00 feet;

THENCE N. 89 deg. 35 min. 39 sec. E. along said road, a distance of 371.34 feet to a PK nail set for corner within said road and at the Northeast corner of said Mitchell tract (1535/287);

THENCE S. 00 deg. 10 min. 54 sec. W. with the East line of said Mitchell tract (1535/287), passing a 1/2" iron rod set at a distance of 30.00 feet and continuing for a total distance of 1758.24 feet to a 3/8" iron rod found for corner at a fence corner post at the Southeast corner of said Mitchell tract (1535/287);

THENCE N. 89 deg. 37 min. 53 sec. W. with the South line of said Mitchell tract (1535/287), a distance of 371.33 feet to a 1/2" iron rod set for corner at the Southwest corner of said Mitchell tract (1535/287) from said point a 1/2" iron rod found bears West a distance of 4.13 feet;

THENCE N. 00 deg. 10 min. 55 sec. E. with the West line of said Mitchell tract, a distance of 1753.22 feet to the POINT OF BEGINNING and containing 14.967 acres of land more or less.

NOTES

- 1) BEARING SOURCE: GPS GRID NORTH
- 2) Survey prepared with benefit of Title Commitment, G.F. No. 18-343719-MM, Effective Date FEB. 8, 2018.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat, the improvements are within the boundaries of the property, set back from the property lines the distances indicated and there are NO VISIBLE EASEMENTS, ENCROACHMENTS CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.

David W. Fite, R.P.L.S. No. 5837

DAVID FITE SURVEYING

SCALE: 1" = 120' DATE: 2-22-2018
JOB NO. DF180055 GF NO. 18-343719-MM
DRAWN: D.W.F. CHECK: D.W.F.

3480 COUNTY ROAD 3307
GREENVILLE, TX 75402

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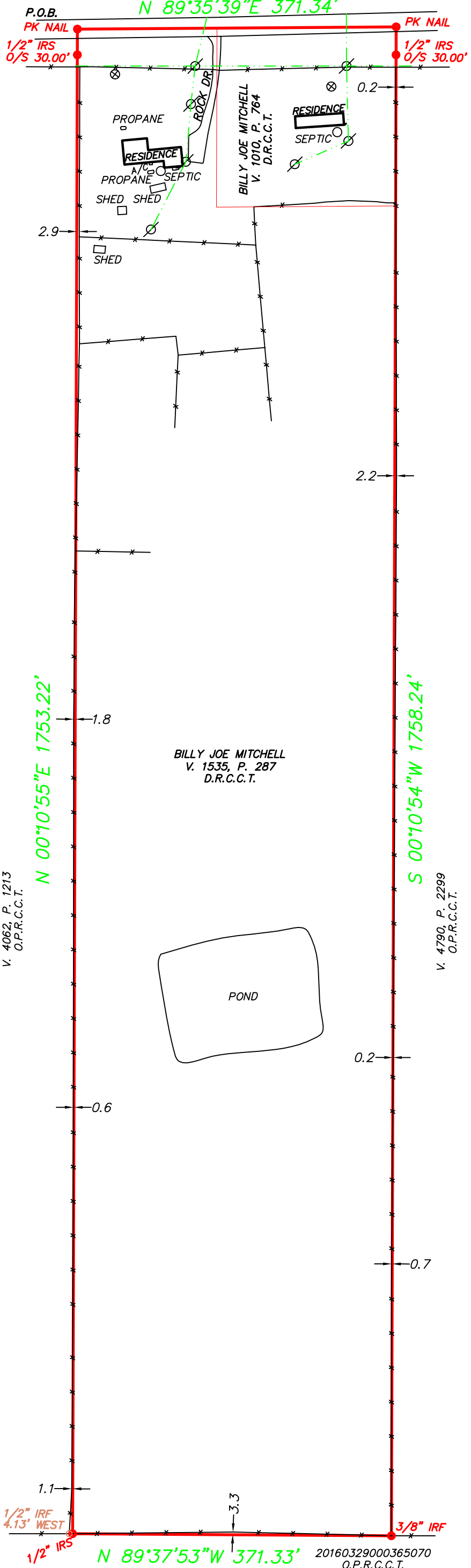
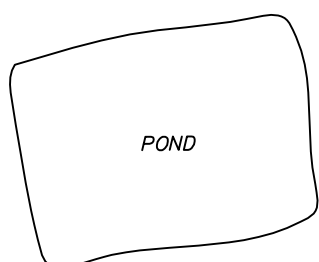
V. 4062, P. 1213
O.P.R.C.C.T.

N 00°10'55"E 1753.22'

V. 4790, P. 2299
O.P.R.C.C.T.

S 00°10'54"W 1758.24'

BILLY JOE MITCHELL
V. 1535, P. 287
D.R.C.C.T.



20160329000365070
O.P.R.C.C.T.