

STREET, SIDEWALK & UTILITY EASEMENT
PART OF LOT 2, BLOCK 1, STONEWOOD ADDITION
MARY KATHERINE AND SALLY OWENS SURVEY ABSTRACT NO. 672
CITY OF PLANO, COLLIN COUNTY, TEXAS

BEING a 932 square foot tract of land situated in the Mary Katherine and Sally Owens Survey, Abstract Number 672, City of Plano, Collin County, Texas and being part of Lot 2, Block 1 of the Stonewood Addition, an addition to the City of Plano recorded in Cabinet L, Page 386 of the Plat Records, Collin County, Texas (P.R.C.C.T.) and being part of a tract of land conveyed to *CL II Revocable Living Trust "C" by General Warranty Deed, recorded in Instrument Number 20081023001256040 of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a "X" cut in concrete found at the intersection of the West right-of-way line of Coit Road (variable width R.O.W.) Station 12+85.15, 72.35 feet Left and the northwest right-of-way line of Spring Creek Parkway (variable width R.O.W.) Station 9+33.75, 30.62 feet Left, same being the southeast corner of said Lot 2, Block 1 and having a Texas State Plane Coordinate System, N.A.D. 83, North Central Zone (4202), surface coordinate of North 7,072,843.51, East 2,498,671.10;


THENCE S81°15'21"W, along the northeast line of said Spring Creek Parkway, a distance of 21.99 feet to a 5/8-inch iron rod set for corner;

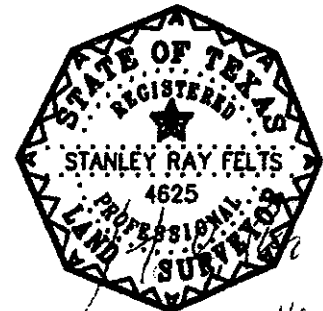
THENCE N45°04'48"E, departing the northeast line of said Spring Creek Parkway, a distance of 23.76 feet to a 5/8-inch Iron rod set for corner;

THENCE N00°43'04"W, a distance of 166.66 feet to a 5/8-inch iron rod set for corner in the North line of said Lot 2, Block 1;

THENCE N89°07'26"E, along the North line of said Lot 2, Block 1, a distance of 4.25 feet to a 5/8-inch Iron rod set for corner in the aforementioned West line of said Coit Road;

THENCE S00°52'34"E, along the West line of said Coit Road, a distance of 180.17 feet to the POINT OF BEGINNING, and containing 932 square feet or 0.0214 acres of land, more or less.

* OWNER: CL II REVOCABLE LIVING TRUST, UTA "1/21/85, ABC." 



BASIS OF BEARING:

Bearings are based upon the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone 4202.

All coordinates shown are surface unless otherwise noted and may be converted to grid by dividing by the TxDOT combined scale factor of 1.000152710.

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 CITY OF PLANO, COLLIN COUNTY, TEXAS



P.O.B. COORDINATES
 N=7,072,843.51
 E=2,498,671.10

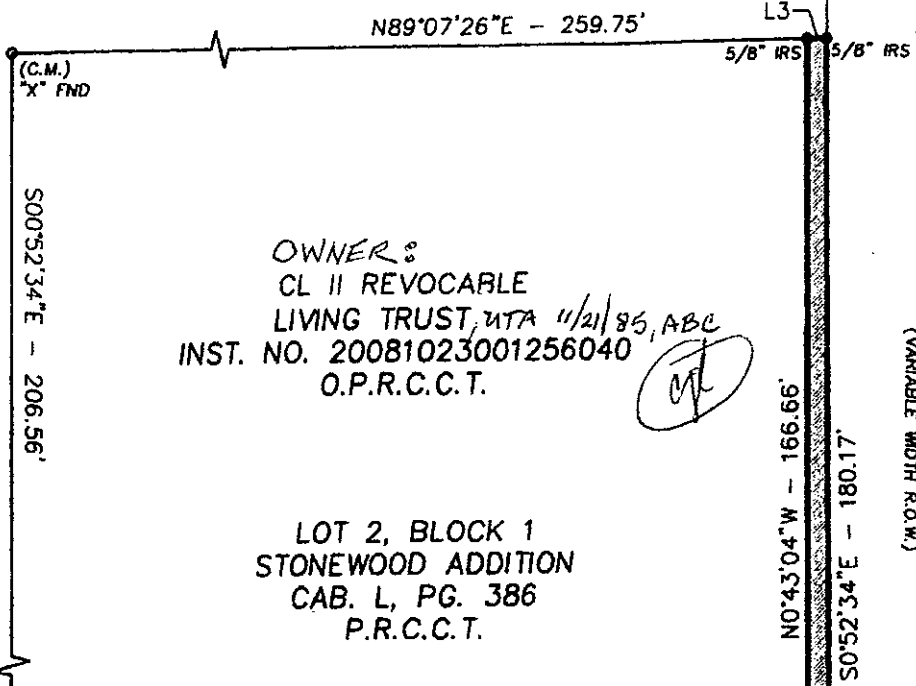
JAHCO MARKETPLACE
 AT PLANO, L.L.C.
 INST. NO. 20121206001557890
 O.P.R.C.C.T.

LOT 1, BLOCK 1
 STONEWOOD ADDITION
 CAB. L, PG. 861
 P.R.C.C.T.

(C.M.)
 1/2" CIRF
 500°52'34"E
 479.92'

SCALE 1"=40'

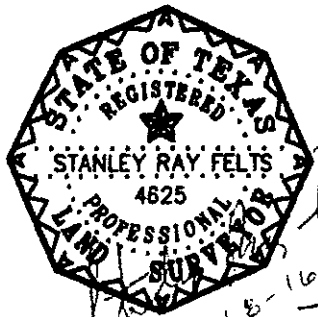
Line Table		
Line #	Direction	Length
L1	S81°15'21"W	21.99
L2	N45°04'48"E	23.76
L3	N89°07'26"E	4.25



OWNER:
 CL II REVOCABLE
 LIVING TRUST, WTA 11/21/85, ABC
 INST. NO. 20081023001256040
 O.P.R.C.C.T.

LOT 2, BLOCK 1
 STONEWOOD ADDITION
 CAB. L, PG. 386
 P.R.C.C.T.

LEGEND:
 C.M. - CONTROLLING MONUMENT
 "X" FND - "X" CUT FOUND
 IRF - IRON ROD FOUND
 IRS - IRON ROD SET
 CIRF - CAPPED IRON ROD FOUND
 R.O.W. - RIGHT OF WAY



(C.M.)
 ALUMINUM
 MONUMENT
 FOUND

S00°52'34"E
 0.46'

N85°47'55"E
 120.44'

5/8" IRS
 5/8" IRS

NB1°15'21"E
 32.80'

NB1°15'21"E
 112.33'

SPRING CREEK PARKWAY
 (VARIABLE WIDTH R.O.W.)

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 factor of 1.000152710.

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(Handwritten initials)