



St. Louis Southwestern RR Company
(Part of a called 16.003 Acre Tract)
Vol. 5028, Pg. 4107, CCLR
& part of a called 7.33 Acre Tract
Vol. 44, Pg. 204, CCLR

(Basis of Bearings)
N08°22'11"E
75.64'



POINT OF
BEGINNING
TxDOT Mon.Fnd.(CM)

Brown Street

(Variable Width Right-of-Way)

PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin and City of Wylie, being part of the Samuel B. Shelby Survey, Abstract No. 820, being part of Lot 39, Block 8 of Brown and Burns Addition as recorded in Volume 31, Page 362, Collin County Land Records, also being described under County Clerk's File No. 20190318000279150 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a TxDOT monument found in the north right-of-way line of Brown Street (variable width right-of-way), the south line of Lot 39, the east line of a tract of land to St. Louis Southwestern RR Company as recorded in Volume 5028, Page 4107 and Volume 44, Page 204 of the Collin County Land Records, and marking the southwest corner of the herein described premises;

THENCE passing through Lot 39, same being the east line of said St. Louis Southwestern RR Company tract and the west line of said premises, North 08°22'11" East (Basis of Bearings), 75.64 feet to a "5587" capped iron rod found marking the southwest corner of Lot 10 of LGD Properties Townhomes as recorded in Volume N, Page 795 of the Collin County Map Records, and the northwest corner of said premises;

THENCE continuing to pass through Lot 39, and with the south line of Lot 10, same being the north line of said premises, South 88°21'51" East, 39.44 feet to a capped iron rod found marking the northwest corner of Lot 11 of LGD Properties Townhomes, and the northeast corner of said premises, from which a "4653" capped iron rod found marking the northeast corner of Lot 11, bears North 89°36'32" East, 66.67 feet;

THENCE continuing to pass through Lot 39, and with the west line of Lot 11, and the east line of said premises, South 00°05'23" East, 74.80 feet to a "4653" capped iron rod found in the north right-of-way line of Brown Street, the south line of Lot 39, marking the southwest corner of Lot 11, and the southeast corner of said premises, from which a BH&C capped iron rod found marking the southeast corner of Lot 11 and the southeast corner of Lot 39, bears South 88°45'42" East, 66.99 feet;

THENCE with the north right-of-way line of Brown Street and the south line of Lot 39, North 88°45'42" West, 50.57 feet to the place of beginning and containing 0.077 acres of land.

Surveyor's Certificate

To: Buyer: Wylie Economic Development Corporation; Seller: Hanif Parupia & Zahida Parupia, Title Company: FNF Lawyers Title of Texas, Inc.; Insurer: Fidelity National Title Insurance Company.

I hereby certify that on the 12th day of July 2022, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Brown Street, which abut(s) the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

J.E. Bemenderfer Jr.
F.E. Bemenderfer Jr.
Registered Professional Land
Surveyor No. 4051



Legend	
CM	Controlling Monument
CCMR	Collin County Map Records
CCLR	Collin County Land Records
SCD	Sewer Cleanout
SS	Street Sign
PP	Power Pole
LP	Light Pole
SDMH	Storm Drain Manhole
WM	Water Meter
CRF	Capped Iron Rod Found
ROW	Right-of-Way
FH	Fire Hydrant
WV	Water Valve
Mon.	Monument
OH	Overhead Lines

Notes: 1) Bearings based on Texas State Plane Coordinate System, North Central Zone 4202 (NAD83) 2) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); 3) This survey was performed with the benefit of Title Commitment GF No. IT-19135-1901352200437 issued July 12, 2022;

Title Survey

0.077 Acre Tract

200 W Brown Street

Samuel B. Shelby Survey, Abstract No. 820

City of Wylie, Collin County, Texas

Revised: 7.26.2022

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