



N89°57'41"E 534.58' (Plat 534.46') Basis of Bearings

Durham Drive

Block D

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9

West Crossing Phase 1
Volume 2006, Page 22, CCMR

N89°57'42"E 360.00' (Basis of Bearings)

"RPLS 4701"
CIRF bears
N00°11'53"W 1.34'

Tract 1, Block D

RCIRS 1/2" IRF bears PP N00°02'18"W 0.55'

10.g
Texas Power & Light
Company Easement
Vol. 799, Pg. 620, CCLR

concrete slab

concrete slab

Collin Denton Partnership, L.P.
(Tract 2, called 2.003 acres)
CC# 20120104000010030, CCLR

Collin Denton Partnership, L.P.
(Tract 1, called 1.997 acres)
CC# 20120104000010030, CCLR

916 White Series of ROP Properties, LLC
(called 2.00 acres)
CC# 20191230001660010, CCLR

N00°09'23"W 463.59'

S00°11'53"E 461.82'

West Crossing Blvd.

Tract 1, Block E

Tract 1, Block D

Total
166,652 Sq. Ft.
3.826 Acres

10.g
Texas Power & Light
Company Easement
Vol. 799, Pg. 620, CCLR

POINT OF BEGINNING
TxDOT Mon.Fnd.
(CM)

S89°40'47"W

360.34'

RPLS 4701
CIRF (CM)

concrete sidewalk

concrete sidewalk

inlet

TXDot R.O.W. Dedication
CC# 20111115001239250, CCLR

W. White Street (F.M. No. 455)

(Variable Width Right-of-Way)

Legend	
CIRF	Capped Iron Rod Found
RCIRS	Room Capped Iron Rod Set
IRF	Iron Rod Found
CCMR	Collin County Map Records
CCLR	Collin County Land Records
CM	Controlling Monument
OH	Overhead Lines
—•—	Chain Link Fence
—/—	Wood Fence
←	Guywire
•	Power Pole
⊙	Sanitary Sewer Manhole