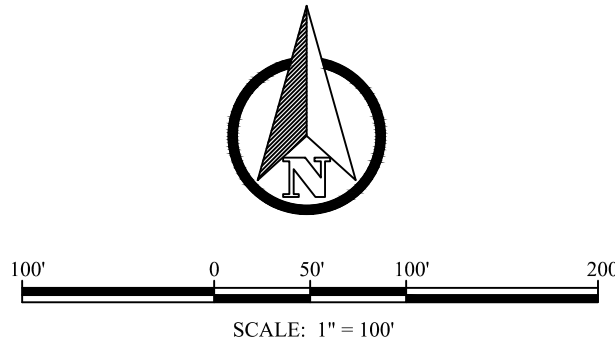


VICINITY MAP - NOT TO SCALE



SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone "X" and Zone "A" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085CD290J, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Improvements shown hereon are existing unless otherwise noted.

LAND USE TABLE

NET ACREAGE OF SITE:	19.777 ACRES
6 PROPOSED RESIDENTIAL LOTS:	19.135 ACRES
PROPOSED ROW DEDICATION:	1.546 ACRES
PROPOSED OPEN SPACE LOT:	0.642 ACRES

PROPERTY DESCRIPTION

BEING a tract of land situated in the C. Bales Survey, Abstract Number 28, in the Town of Fairview, Collin County, Texas, and being that same tract of land described by deed Brian S. Jarvis and spouse Janna L. Jarvis as recorded under Document Number 2022000175010, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar found for the northwest corner of said Jarvis tract and the herein described tract;

THENCE with the perimeter and to the corners of said Jarvis tract, the following calls:

- North 83 degrees 34 minutes 38 seconds East, a distance of 196.71 feet to a point in an asphalt surface known as Orr Road (no right-of-way document found);
- South 27 degrees 35 minutes 35 seconds East, a distance of 1,686.85 feet;
- North 88 degrees 24 minutes 13 seconds West, passing at a distance of 27.66 feet a 5 inch wood fence corner post for reference and continuing for a total distance of 987.15 feet to a 2 inch pipe found;
- North 01 degrees 53 minutes 16 seconds East, a distance of 30.78 feet to a 1/2 inch rebar found;
- North 02 degrees 51 minutes 34 seconds East, a distance of 332.58 feet to a 1/2 inch rebar found;
- North 01 degrees 17 minutes 02 seconds West, a distance of 517.07 feet to a 1/2 inch rebar found;
- North 00 degrees 23 minutes 58 seconds East, a distance of 565.63 feet, returning to the POINT OF BEGINNING and enclosing 19.777 acres (861,486 square feet) of land, more or less.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT December 8, 2023

SURVEYOR/PREPARER



**BARTON CHAPA
SURVEYING**

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

ENGINEER

Cross Engineering Consultants
1720 W. Virginia Street
McKinney, TX 75069

OWNER/DEVELOPER

Brian Jarvis and Janna Jarvis
701 Cimarron Court
Argyle, TX 76226

JOB NO. 2023.014.030

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY
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ORR ROAD
ESTATES

FAIRVIEW
TEXAS

SHEET:

VO1

PRELIMINARY PLAT APPROVAL CERTIFICATE

APPROVED _____, 20____
Planning and Zoning Commission

By: _____
Chairperson, Planning and Zoning Commission
Town of Fairview, Texas

APPROVED _____, 20____
Town Council, Town of Fairview, Texas

By: _____
Mayor, Town of Fairview, Texas

Attest: _____
Town Secretary

PRELIMINARY PLAT
ORR ROAD ESTATES
LOTS 1-6 AND LOT 1X
19.777 ACRES SITUATED IN THE C. BALES SURVEY, ABSTRACT #28
TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS

LEGEND OF ABBREVIATIONS

- | | |
|----------------|---|
| • D.R.C.C.T. | DEED RECORDS, COLLIN COUNTY, TEXAS |
| • P.R.C.C.T. | PLAT RECORDS, COLLIN COUNTY, TEXAS |
| • O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS |
| • DOC.# | DOCUMENT NUMBER |
| • C.M. | CONTROLLING MONUMENT |
| • SQ. FT. | SQUARE FEET |
| • ROW | RIGHT OF WAY |
| • CRS | CAPPED REBAR SET |

NOW OR FORMERLY:
DON F. KENDALL, JULIA P. KENDALL
VOL. 803, PG. 812, O.P.R.C.C.T.

