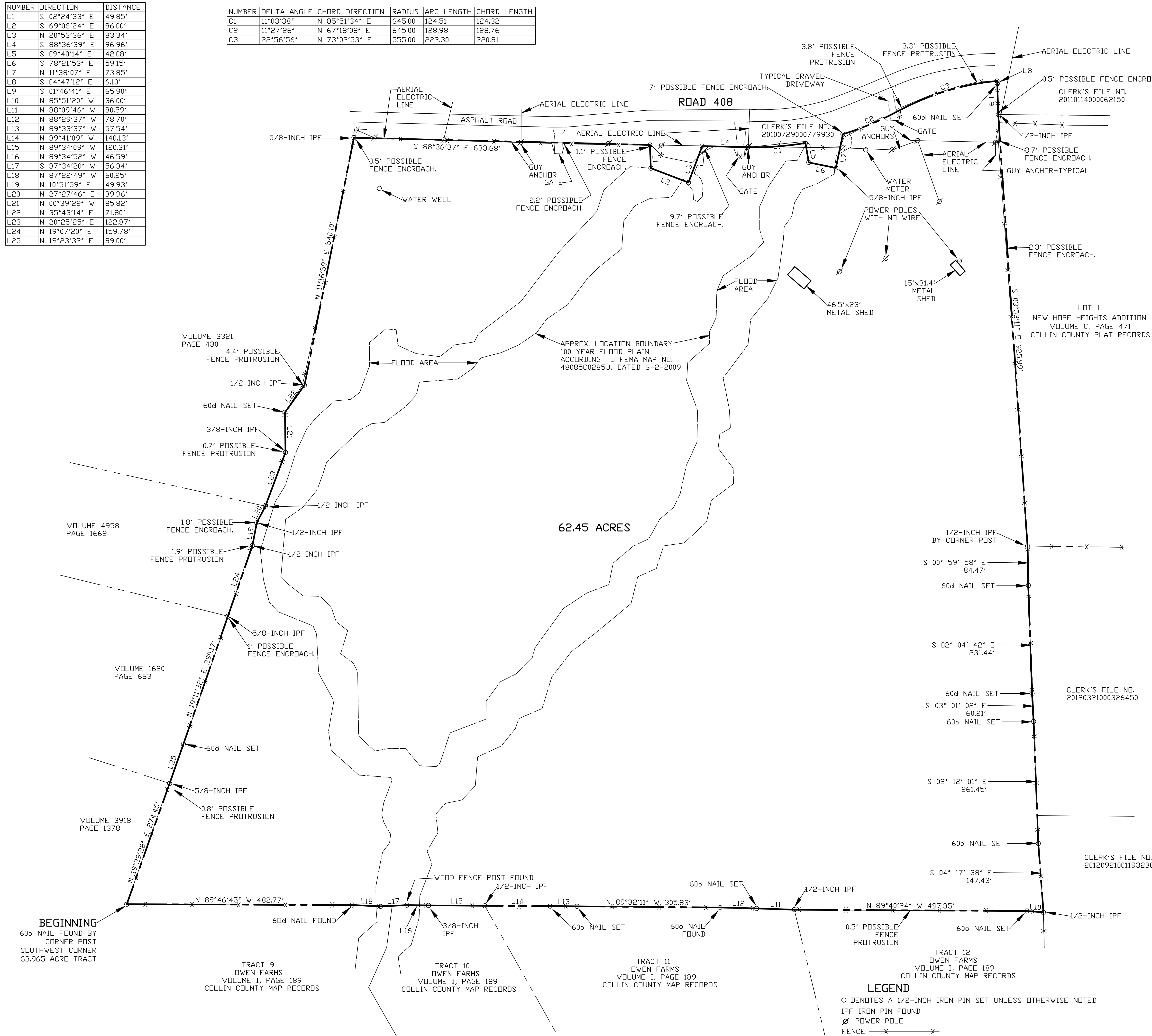


NUMBER	DIRECTION	DISTANCE
L1	S 02°24'33" E	49.85'
L2	S 69°06'24" E	86.00'
L3	N 20°53'36" E	83.34'
L4	S 88°36'39" E	96.96'
L5	S 09°40'14" E	42.08'
L6	S 78°21'53" E	59.15'
L7	N 11°38'07" E	73.85'
L8	S 04°47'12" E	6.10'
L9	S 01°46'41" E	65.90'
L10	N 85°51'20" W	36.00'
L11	N 88°09'46" W	80.59'
L12	N 88°29'37" W	78.70'
L13	N 89°33'37" W	57.54'
L14	N 89°41'09" W	140.13'
L15	N 89°34'09" W	120.31'
L16	N 89°34'52" W	46.59'
L17	S 87°34'20" W	56.34'
L18	N 87°22'49" W	60.25'
L19	N 10°51'59" E	49.93'
L20	N 27°27'46" E	39.96'
L21	N 00°39'22" W	85.82'
L22	N 35°43'14" E	71.80'
L23	N 20°25'25" E	122.87'
L24	N 19°07'20" E	159.78'
L25	N 19°23'32" E	89.00'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	11°03'38"	N 85°51'34" E	645.00	124.51	124.32
C2	11°27'26"	N 67°18'08" E	645.00	128.98	128.76
C3	22°56'56"	N 73°02'53" E	555.00	222.30	220.81



DESCRIPTION 62.45 ACRES

SITUATED in Collin County, Texas, in the H.T. Chenoweth survey, abstract no. 157, being a survey of part of the 63.965 acre tract described in a deed from Ted G. Russell to William B. Dawson and wife, Elizabeth Dawson, dated November 30, 1976, recorded in Volume 1028, page 842 and a survey of the 0.4429 acre tract described in a deed from Collin County to Elizabeth Dawson, dated July 7, 2010, recorded as clerk's file no. 20100729000779940, both deeds of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 60d nail found by a corner post at the southwest corner of said 63.965 acre tract; same being in the north line of Owen Farms recorded in volume 1, page 189 of the Collin County plat records;

THENCE North 19°29'28" East, 274.45 feet to a 5/8-inch iron pin found;

THENCE North 19°23'32" East, 89.00 feet to a 60d nail set;

THENCE North 19°11'32" East, 290.17 feet to a 5/8-inch iron pin found;

THENCE North 19°07'20" East, 159.78 feet to a 1/2-inch iron pin found;

THENCE North 10°51'59" East, 49.93 feet to a 1/2-inch iron pin found;

THENCE North 27°27'46" East, 39.96 feet to a 1/2-inch iron pin found;

THENCE North 20°25'25" East, 122.87 feet to a 3/8-inch iron pin found;

THENCE North 00°39'22" West, 85.82 feet to a 60d nail set;

THENCE North 35°43'14" East, 71.80 feet to a 1/2-inch iron pin found;

THENCE North 11°16'58" East, 540.10 feet to a 5/8-inch iron pin found at the southwest corner of the 1.2543 acre tract recorded as clerk's file no. 20100729000779930; same being in the south right-of-way line of County Road 408;

THENCE easterly with the south right-of-way line of said County Road 408 and with the southerly line of said 1.2543 acre tract as follows:

South 88°36'37" East, 633.68 feet to a 1/2-inch iron pin set;

South 02°24'33" East, 49.85 feet to a 1/2-inch iron pin set;

South 09°06'24" East, 86.00 feet to a 1/2-inch iron pin set;

North 20°53'36" East, 83.34 feet to a 1/2-inch iron pin set;

South 88°36'39" East, 96.96 feet to a 1/2-inch iron pin set at the P.C. of a curve to the left;

Along said curve to the left, having a radius of 645.00 feet, an arc length of 124.51 feet, a central angle of 11°03'38", a chord direction of North 85°51'34" East and a chord length of 124.32 feet to a 1/2-inch iron pin set;

South 09°40'14" East, 42.08 feet to a 1/2-inch iron pin set;

South 78°21'53" East, 59.15 feet to a 5/8-inch iron pin found;

North 11°38'07" East, 73.85 feet to a 1/2-inch iron pin set in a curve, the radius point bears North 16°58'09" West, 645.00 feet;

To the left along said curve, having a radius of 645.00 feet, passing the east corner of said 1.2543 acre tract and the west corner of said 0.4429 acre tract at an arc length of 35.69 feet and continuing with the north line of said 0.4429 acre tract, a total arc length of 128.98 feet, a central angle of 11°27'26", a chord direction of North 67°18'08" East and a chord length of 128.76 feet to a 1/2-inch iron pin set at the point of reverse curve; the radius point bears South 28°25'35" East, 555.00 feet;

THENCE to the right with along said curve with the south right-of-way line of said County Road 408 and with the north line of said 0.4429 acre tract, having a radius of 555.00 feet, an arc length of 222.30 feet, a central angle of 22°56'56", a chord direction of North 73°02'53" East and a chord length of 220.81 feet to a 1/2-inch iron pin set at the northeast corner of said 0.4429 acre tract;

THENCE southerly with the east line of said 0.4429 acre tract as follows:

South 04°47'12" East, 6.10 feet to a 60d nail set;

South 01°46'41" East, 65.90 feet to a 1/2-inch iron pin found at the northwest corner of New Hope Heights Addition recorded in volume C, page 471 of the Collin County plat records;

THENCE South 03°53'11" East, with the west line of said New Hope Heights Addition, 925.99 feet to a 1/2-inch iron pin found by a corner post at the southwest corner of said New Hope Heights Addition; same being the northwest corner of the 11.07 acre tract recorded as clerk's file no. 20120321000326450;

THENCE southerly with the west line of said 11.07 acre tract as follows:

South 00°56'58" East, 84.47 feet to a 60d nail set;

South 02°04'42" East, 231.44 feet to a 60d nail set;

South 03°01'02" East, 60.21 feet to a 60d nail set;

South 02°12'01" East, passing the southwest corner of said 11.07 acre tract and the northwest corner of the 14.00 acre tract recorded as clerk's file no. 20120921001193230 at 201.48 feet and continuing with the west line of said 14.00 acre tract, in all 261.45 feet to a 60d nail set;

THENCE South 04°17'38" East, with the west line of said 14.00 acre tract, 147.43 feet to a 1/2-inch iron pin found by a corner post at the southeast corner of said 63.965 acre tract; same being the northeast corner of said Owen Farms;

THENCE westerly with the north line of said Owen Farms as follows:

North 85°51'20" West, 36.00 feet to a 60d nail set;

North 88°40'24" West, 497.35 feet to a 1/2-inch iron pin found;

North 88°09'46" West, 80.59 feet to a 60d nail set;

North 88°29'37" West, 78.70 feet to a 60d nail found;

North 89°32'11" West, 305.83 feet to a 60d nail set;

North 89°33'37" West, 57.54 feet to a 60d nail set;

North 89°41'09" West, 140.13 feet to a 1/2-inch iron pin found;

North 89°34'09" West, 120.31 feet to a 3/8-inch iron pin found;

North 89°34'52" West, 46.59 feet to a fence post found;

South 87°34'20" West, 56.34 feet to a 1/2-inch iron pin set;

North 87°22'49" West, 60.25 feet to a 60d nail found;

North 89°46'45" West, 482.77 feet to the PLACE OF BEGINNING and containing 62.45 acres.

The above described tract was surveyed on the ground and under my supervision. Office work completed on September 5, 2015.

Bruce Geer

Bruce Geer, Registered Professional Land Surveyor, No. 4117
 1101 W. University Drive (U.S. Highway 380)
 McKinney, Texas 75069
 972-662-3969
 972-642-5751-fax

Directional Control Line: east line of 10.653 acre tract recorded in clerk's file no. 93-0107061 of Collin County, Texas.
 Controlling Monuments: Iron pins found at northeast corner and southeast corner of said 10.653 acre tract.

According to FEMA map no. 48085C0285J, dated 6-2-2009, part of the above described property is in the 100 year flood plain.

FIRM: BRUCE GEER, SURVEYOR
 FIRM REGISTRATION # 101507-00

62.45 ACRES
 H.T. CHENOWETH SURVEY
 ABSTRACT NO. 157
 COLLIN COUNTY,
 TEXAS

Scale: 1" = 100'