

Metes and Bounds Description: (22.679 Acres)

Being a tract of land, situated in the James Lovelady Survey, Abstract No. 538, in the City of Lucas, Collin County, Texas, and being all of that called 22.679 acre tract of land, described by deed to James and Lee Irwin Family Limited Partnership, as recorded under Document No. 20210301000398820, of the Official Public Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northwesterly corner of said 22.679 acre tract, same being the northeasterly corner of a called 2.14 acre tract of land, described by deed to Chris Koerner and Jessica Koerner, as recorded under Document No. 20160725000950450, O.P.R.C.C.T., same being in the southerly monumented line of W. Lucas Road (F.M. 1378);

THENCE North 89°18'07" East, along said southerly monumented line of W. Lucas Road, a distance of 739.62' to a 5/8" iron rod found for the northeasterly corner of said 22.679 acre tract, same being the northwesterly corner of a right-of-way dedication, dedicated by plat recorded in Volume 2009, Page 224, O.P.R.C.C.T. (**LUCAS CHURCH ADDITION**);

THENCE South 01°17'52" East, along the common line between said 22.679 acre tract and said **LUCAS CHURCH ADDITION**, passing a 1/2" iron rod found for the northwesterly corner of Lot 1, Block A, of said **LUCAS CHURCH ADDITION**, at a distance of 15.00', and continuing in all, a total distance of 1283.67' to a point for corner, being the southeasterly corner of said 22.679 acre tract, same being in the northerly line of Lot 3, of **HI FLYIN' ACRES**, in addition to the City of Parker, as recorded in Volume J, Page 929, of the Map Records, Collin County, Texas (M.R.C.C.T.), from which a 5/8" iron rod found bears, South 00°34'00" East, a distance of 3.60';

THENCE South 89°22'42" West, along the southerly line of said 22.679 acre tract, same being along the northerly line of said Lot 3, passing a 1/2" iron rod found, at a distance of 212.71', for the northwesterly corner of said Lot 3, same being the northeasterly corner of Lot 2, of said **HI FLYIN' ACRES**, and continuing along the northerly line of said Lot 2, a total distance of 516.44' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the northwesterly corner of said Lot 2;

THENCE South 89°11'53" West, along the southerly line of said 22.679 acre tract, a distance of 283.67' to a 1" iron rod found for the southwesterly corner of said 22.679 acre tract, same being on the southerly side of Stinson Road, said corner also being the southeasterly corner of a called 0.92 acre tract of land, described by deed to Chris Koerner, as recorded under Document No. 20220406000555780, O.P.R.C.C.T.;

THENCE North 01°24'06" East, along the westerly line of said 22.679 acre, same being the easterly line of said 0.92 acre tract, passing a 1/2" iron rod found, at a distance of 44.70' and continuing a distance of 390.43' (total easterly line of said 0.92 tract: 435.13') to a 1/2" iron rod found for the northeasterly corner of said 0.92 acre tract, same being the southeasterly corner of the aforementioned 2.14 acre tract, and continuing, in all, a total distance of 1284.29' to the **POINT OF BEGINNING** and containing 987,901 square feet or 22.679 acres of land, more or less.

ABBREVIATIONS

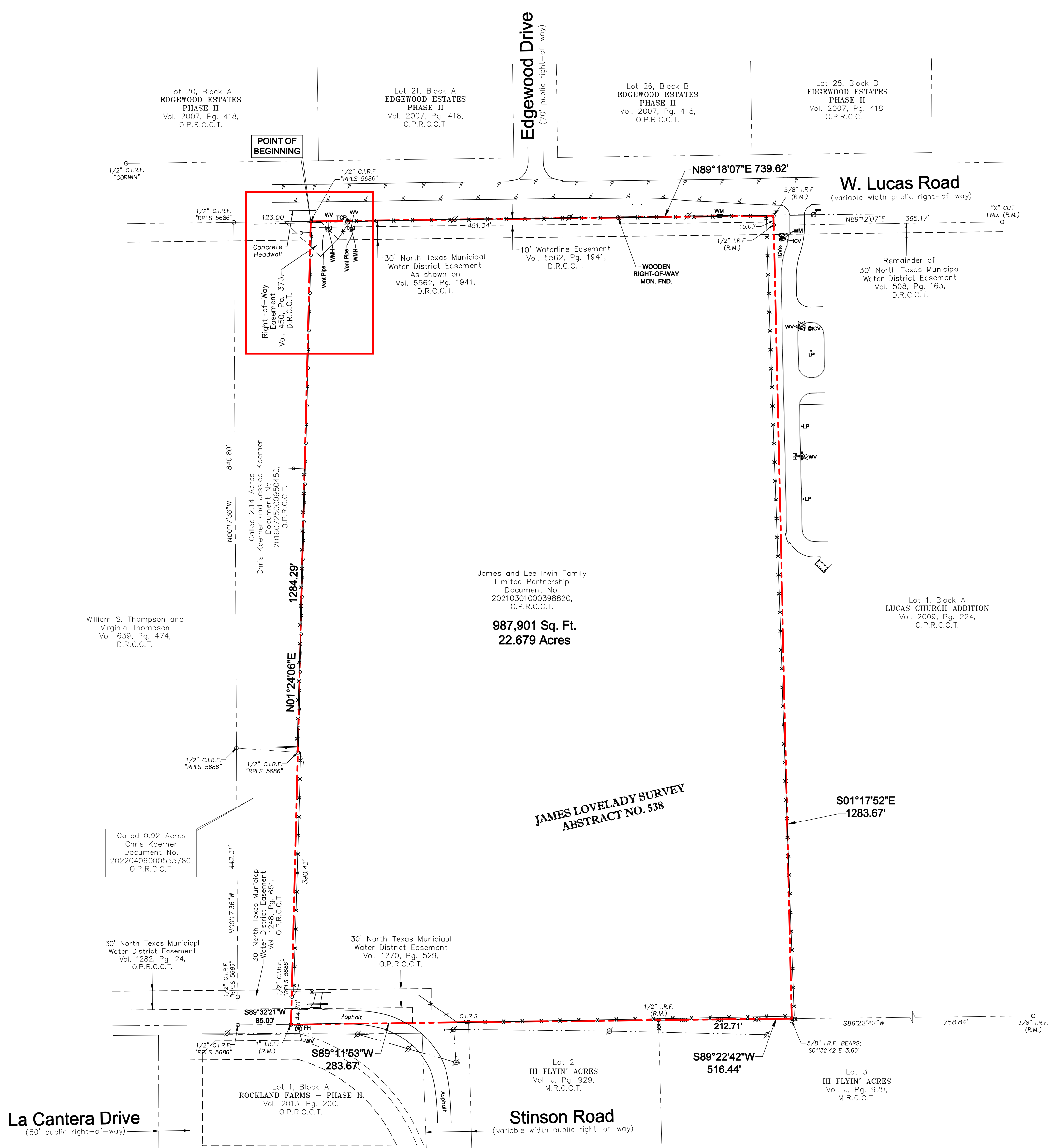
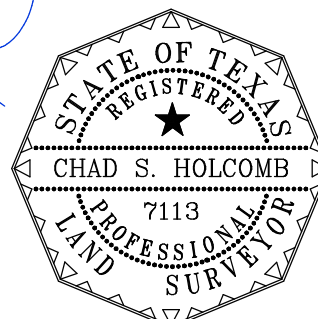
I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 5/8" iron rod with yellow plastic cap stamped "NTS" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0405J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
- The surveyor has relied on the herein described subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999844372, at base point 0,0.
- Easement to the State of Texas, recorded in Volume 450, Page 373, D.R.C.C.T., affects the herein described property, as shown.
- Easement to the City of Lucas, recorded in Volume 5562, Page 1941, D.R.C.C.T., affects the herein described property, as shown.

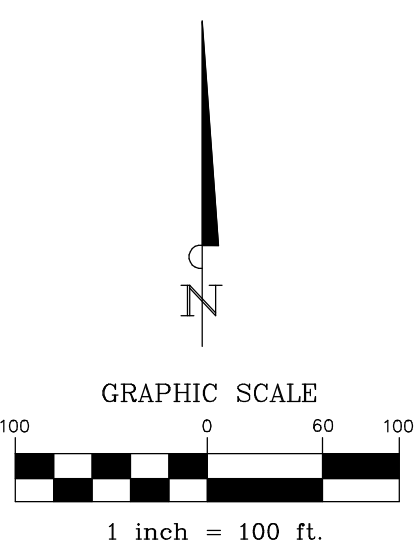
Surveyor's Certification:
 TO: Fidelity National Title Insurance Company (G.F. No. 1901332500002; Effective Date: January 5, 2025); James and Lee Irwin Family Limited Partnership; Yufeng Su and Jiawei Su;

I, Chad S. Holcomb, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.



SYMBOLS LEGEND

	Asphalt
	Concrete
	Barbed Wire Fence
	Wire Fence
	PVC Fence
	Covered Area
	Gas Meter
	Utility Pole
	Overhead Wires
	Light Standard
	Water Valve
	Water Meter
	Fire Hydrant
	Irrigation Control Valve
	Sanitary Sewer Cleanout
	Sanitary Sewer Manhole
	Storm Drain Manhole



**BOUNDARY SURVEY
 22.679 ACRES
 JAMES LOVELADY SURVEY
 ABSTRACT NO. 538
 CITY OF LUCAS,
 COLLIN COUNTY, TEXAS**

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