N

W E

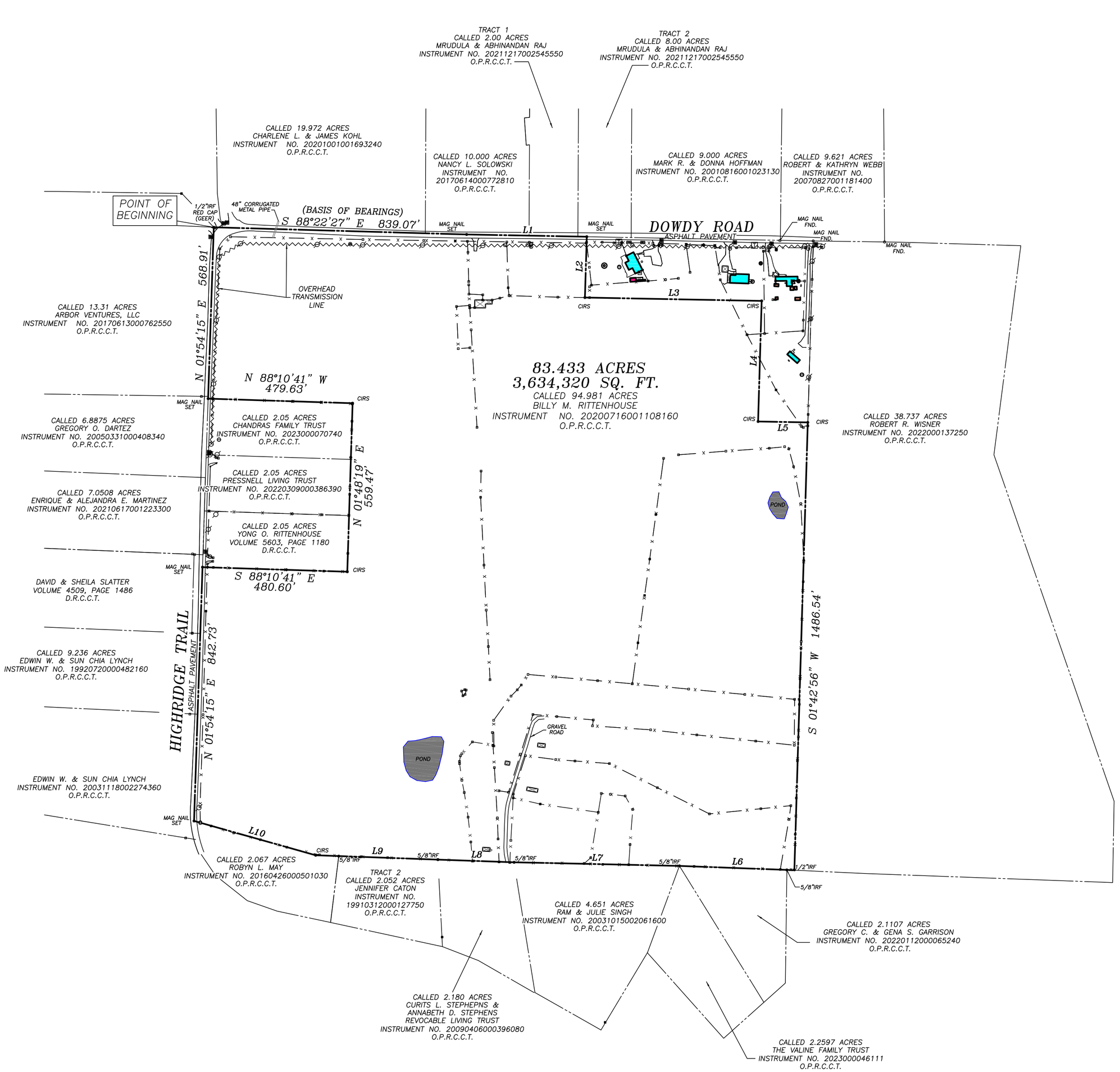
S

NORTH
SCALE 1"= 200'

LEGEND

CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
CIRF = CAPPED 1/2" IRON ROD FOUND
IRF = IRON ROD FOUND
FND. = FOUND
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
= POWER POLE
= AC UNIT
= ELECTRIC METER
= MAIL BOX
= TELEPHONE BOX
= WATER METER
= LIGHT POLE
= FIRE PIT
= WATER VALVE
= WOOD SHED
= METAL SHED
= CANOPY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°55'33" E	398.70'
L2	S 01°45'54" W	201.94'
L3	S 88°54'42" E	586.49'
L4	S 01°41'28" W	400.38'
L5	S 88°58'37" E	164.82'
L6	N 87°52'39" W	381.57'
L7	N 88°44'20" W	548.66'
L8	N 88°00'21" W	252.84'
L9	N 87°56'53" W	405.96'
L10	N 74°15'04" W	419.00'



LEGAL DESCRIPTION

BEING a tract of land situated in the Richard H. Lock Survey, Abstract No. 517, Collin County, Texas, being part of a called 94.981 acre tract of land conveyed to Billy M. Rittenhouse as recorded in Instrument No. 20200716001108160, Official Public Records Collin County Texas (O.P.R.C.C.T.), and being more particularly described in metes and bounds as follows;

BEGINNING at a 1/2" iron rod with a red plastic cap stamped "GEER" found for the north east corner of said 94.981 acre tract, said capped iron rod found being the northeast corner of a called 13.31 acre tract of land conveyed to Arbor Ventures, LLC as recorded in Instrument No. 20170613000762550, O.P.R.C.C.T.;

THENCE S 88°22'27" E a distance of 839.07' to a mag nail with shiner stamped "4613" set for corner in the centerline of Dowdy Road ;

THENCE S 88°55'33" E a distance of 398.70' to a mag nail set with shiner stamped "4613" set for corner in the centerline of Dowdy Road;

THENCE S 01°45'54" W a distance of 201.94' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;

THENCE S 88°54'42" E a distance of 586.49' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;

THENCE S 01°41'28" W a distance of 400.38' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;

THENCE S 88°58'37" E a distance of 164.82' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;

THENCE S 01°42'56" W a distance of 1486.54' to a 1/2" iron rod found for the southeast corner of said 94.981 acre tract;

THENCE N 87°52'39" W a distance of 381.57' to a 5/8" iron rod found for corner;

THENCE N 88°44'20" W a distance of 548.66' to a 5/8" iron rod found for corner;

THENCE N 88°00'21" W a distance of 252.84' to a 5/8" iron rod found for corner;

THENCE N 87°56'53" W a distance of 405.96' to a 5/8" iron rod found for corner;

THENCE N 74°15'04" W a distance of 419.00' to a mag nail with shiner stamped "4613" set for corner in the centerline of Highridge Trail;

THENCE N 01°54'15" E a distance of 842.73' to a mag nail with shiner stamped "4613" set for corner;

THENCE S 88°10'41" E a distance of 480.60' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;

THENCE N 01°48'19" E a distance of 559.47' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;

THENCE N 88°10'41" W a distance of 479.63' to a mag nail with shiner stamped "4613" set for corner in the centerline of Highridge Trail;

THENCE N 01°54'15" E a distance of 568.91' to the point of beginning and containing 3,634,320 Square Feet 83.433 acres of land.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure, as adopted by the Texas Board of Professional Engineers and Land Surveyors effective September 14, 2024. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613

STATE OF TEXAS
REGISTERED
DAVID J. SURDUKAN
4613
PROFESSIONAL
LAND SURVEYOR

NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. All fences are wire fences unless otherwise noted.
3. Copyright 2026, Surdukan Surveying, Inc.
4. This survey is being provided solely for the use of the current parties.
5. This survey is subject to all easements of record and prepared without the benefit of an Abstract of Title.
6. The basis of bearings is the north line of the survey with a bearing call of S 88°22'27" E which is derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

FLOODPLAIN NOTE: According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0205 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, portions of this tract lie with in Zone A (Shaded Without Base Flood Elevation) and Zone X (Unshaded).

BOUNDARY SURVEY
83.433 ACRES
RICHARD H. LOCK SURVEY
ABSTRACT NO. 517
COLLIN COUNTY, TEXAS

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

SCALE 1" = 200' DATE: MARCH 11, 2026 JOB No. 2026-23