

COLLIN COUNTY, TEXAS

PEGGY MCCARLEY
CALLED 24.00 ACRES
INST. NO. 20140127000076470
O.P.R.C.C.T.

PROPERTY DESCRIPTION

Being a tract of land situated in the H.P. Horton Survey, Abstract No. 368, Collin County, Texas and being part of a called 48.641 acres tract of land described in Deed to TRM Capital LP as recorded in Inst. No. 2024000034659, Official Public Records, Collin County, Texas, and being more particularly described herein as follows:

BEGINNING at a "Mag" nail with shiner found at the intersection of County Road 579 (a public road) and the West Right-of-Way line of State Highway No. 78 for the Southeast corner of said 48.641 acres tract common to the Northeast corner of a called 131.2802 acres tract of land described in Deed to TWO-J PARTNERS, LLLP as recorded in Inst. No. 20080509000562500, said Official Public Records;

THENCE South 86 degrees 50 minutes 18 seconds West, with the South line of said 48.641 acres tract common to the North line of said 131.2802 acres tract, along said road, a distance of 777.50 feet to a "Mag" nail with washer stamped "VAUGHN SURVEY 5926" (typical) set for the Southwest corner of the herein described tract;

THENCE North 01 degrees 19 minutes 04 seconds West, with the West line of the herein described tract, severing said 48.641 acres tract, passing at a distance of 30.00 feet a 1/2 inch capped iron rod stamped "VAUGHN SURVEY 5926" (typical) set for reference in the North line of said road as described in easement to County of Collin, recorded in Vol. 4352 Pg. 531, said Official Public Records, and continuing along said course, a total distance of 539.31 feet to a 1/2 inch capped iron rod set for the Northwest corner of the herein described tract;

THENCE North 86 degrees 50 minutes 18 seconds East, with the North line of the herein described tract, severing said 48.641 acres tract, a distance of 845.27 feet to a 1/2 inch capped iron rod set in the East line of said Highway 78 for the Northeast corner of the herein described tract, from which a 1/2 inch capped iron rod found at the Northeast corner of said 48.641 acres tract bears North 08 degrees 53 minutes 31 seconds East, a distance of 281.96 feet, said corner being in a curve to the left having a radius of 7699.44;

THENCE along said curve to the left, with said common line thereof, an arc length of 545.82 feet (whose chord is South 05 degrees 48 minutes 43 seconds West, a distance of 545.71 feet) to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 10.000 acres of land, more or less.

SEAWAY CRUDE
PIPELINE COMPANY LLC
50' EASEMENT
INST. NO. 20130328000414960
O.P.R.C.C.T.

GAS
WARNING
SIGN

TRM CAPITAL LP
REMAINDER OF A
CALLED 48.641 ACRES
INST. NO. 2024000034659
O.P.R.C.C.T.

GUY ANCHOR
(TYP.)

POWER POLE
(TYP.)

TRM CAPITAL LP
REMAINDER OF A
CALLED 48.641 ACRES
INST. NO. 2024000034659
O.P.R.C.C.T.

TRM CAPITAL LP
PART OF A
CALLED 48.641 ACRES
INST. NO. 2024000034659
O.P.R.C.C.T.

(NO BUILDINGS)

DESERT WATER
SUPPLY CORPORATION
10' WATER EASEMENT
VOL. 630, PG. 522
D.R.C.C.T.

10.000 ACRES
435,600 SQ. FT.

STATE HIGHWAY NO. 78
(44' ASPHALT ROAD)

H.P. HORTON SURVEY
ABSTRACT NO. 368

N 01°19'04" W 539.31'

N 86°50'18" E 845.27'

COUNTY OF COLLIN
30' EASEMENT
VOL. 4352, PG. 531
O.P.R.C.C.T.

TELE.
RISER

CONC.
CULVERT

S 86°50'18" W 777.50' COUNTY ROAD NO. 579
(S 86°50'05" W BY DEED) (22' ASPHALT ROAD)

TWO-J PARTNERS, LLLP
CALLED 131.2802 ACRES
INST. NO. 20080509000562500
O.P.R.C.C.T.

THE COMPLETE LAND TITLE SURVEY
SHOWN HEREON COMPRISES 2 PAGES
AND "PAGE 2" ACCOMPANIES AND IS
ATTACHED HERETO BY THIS REFERENCE.

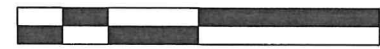
LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- DEED LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PIPE FENCE
- OHU OVERHEAD UTILITIES
- CAPPED IRON ROD SET
"VAUGHN SURVEY 5926"
- ⊙ IRON ROD FOUND
- E.M. = ELECTRIC METER
- ⊙ = WATER METER
- = CONCRETE
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7699.44'	545.82'	4°03'42"	S 05°48'43" W	545.71'

0 120 240



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

VAUGHN'S SURVEY CO.
600 DEBBIE LANE
PILOT POINT, TX. 76258
PHONE 940-808-1191

DRAWN BY: WDJ
CHECKED BY: JCV
DATE: 6/23/26
SHEET: 1 OF 2
SCALE: AS SHOWN



LAND TITLE SURVEY

TBD F.M. HIGHWAY NO. 78

10.000 ACRES
H.P. HORTON SURVEY
ABSTRACT NO. 368
COLLIN COUNTY, TEXAS

TRACT 1 N STATE HIGHWAY 78

COLLIN COUNTY, TEXAS

GENERAL NOTES

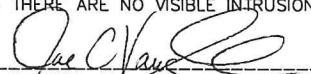
1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON JUNE 17, 2026.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DESERT WATER CORPORATION EASEMENT RECORDED IN VOLUME 630, PAGE 522, DEED RECORDS COLLIN COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF (AS SHOWN ON PLAT)
4. THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE COUNTY OF COLLIN EASEMENT RECORDED IN VOLUME 4352, PAGE 531, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (AS SHOWN ON PLAT)
5. THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE SEAWAY PIPELINE, INC. EASEMENT RECORDED IN VOLUME 947, PAGE 227, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (BLANKET EASEMENT)

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480130 0185 J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF JUNE 2, 2009.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.



JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
JUNE 23, 2026
FIRM REGISTRATION NO. 10194786



VAUGHN'S SURVEY CO.
600 DEBBIE LANE
PILOT POINT, TX. 76258
PHONE 940-808-1191

LAND TITLE SURVEY

TBD F.M. HIGHWAY NO. 78

10.000 ACRES
H.P. HORTON SURVEY
ABSTRACT NO. 368
COLLIN COUNTY, TEXAS

TRACT 1 N STATE HIGHWAY 78

DRAWN BY:	WDJ
CHECKED BY:	JCV
DATE:	6/23/26
SHEET:	2 OF 2
SCALE:	N.T.S.

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 1" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.