



TRACT 1
DESCRIPTION 62.12 ACRES

SITUATED in Collin County, Texas, in the Samuel Burton survey, abstract no. 123, being a survey of part of the 125.219 acre tract described in a deed from J. A. Gooch to Douglas Ray Graves, dated July 21, 1999, recorded in volume 4463, page 2253 of the Collin County deed records and a survey of part of the 8.462 acre tract recorded as clerk's file no. 20150511000543060 of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rebar set at the southeast corner of the 2.000 acre tract recorded in volume 5407, page 5942, in the west right-of-way line of Farm Road 2933;

THENCE southerly with the west right-of-way line of said Farm Road 2933 as follows:
 South 01°01'08" West, (Deed Call = South 01°48" West) 3.87 feet to a wood right-of-way marker found;
 South 00°17'08" West, 845.09 feet (Deed Call = South 01°02' West, 845.22 feet) to a bent wood right-of-way marker found at the P.C. of a curve to the right;
 THENCE along said curve to the right, having a radius of 788.50 feet an arc length of 499.90 feet, a central angle of 37°16'12", a chord direction of South 18°57'15" West and a chord length of 491.13 feet to a 1/2-inch iron rebar set in the south line of said 125.219 acre tract and in the north line of the 21.369 acre tract recorded as clerk's file no. 20090624000788700;
 THENCE North 82°41'14" West, (Deed Call = N 83°W) with the south line of said 125.219 acre tract and a north line of said 21.369 acre tract, 671.08 feet to a 5/8" iron rebar set found at the east-southwest corner of said 125.219 acre tract and the inside corner of said 21.369 acre tract;
 THENCE North 17°18'18" East, (Deed Call = N 17°E, 11.42 chains = 753.72 feet) with an east line of said 21.369 acre tract, 753.76 feet to a 1/2-inch iron rebar set at the north-northeast corner of said 21.369 acre tract;
 THENCE North 89°13'25" West, (Deed Call = West, 10.26 chains = 677.16 feet) with the north line of said 21.369 acre tract, 680.77 feet to a 1/2-inch iron rebar set at the northwest corner of said 21.369 acre tract;
 THENCE South 00°09'12" West, (Deed Call = South, 10.72 chains = 707.52 feet) with the west line of said 21.369 acre tract, passing at 312.33 feet, the northeast corner of said 8.462 acre tract, continuing with the east line of said 8.462 acre tract, in all, 717.47 feet to a 1/2-inch iron rebar set at the southeast corner of said 8.462 acre tract, same being the northeast corner of the 2 acre "Tract 1" recorded in volume 3628, page 227; same also being the east end of a property line agreement recorded as clerk's file no. 20150114000043860;
 THENCE North 89°02'28" West, (Deed Call = West) with the south line of said 8.462 acre tract and the north line of said 2 acre tract and with said property line agreement, passing at 222.73 feet the northwest corner of said 2 acre tract and the northeast corner of the 2 acre "Tract 2" recorded in said volume 3628, page 227, continuing with the north line of last mentioned 2 acre tract, passing at 443.19 feet, the northwest corner of last mentioned 2 acre tract and the northeast corner of the 2.000 acre tract recorded in volume 5868, page 2729, same being the end of said property line agreement and the beginning of another property line agreement recorded as clerk's file no. 20150114000043850, continuing with the north line of last mentioned 2.000 acre tract, passing the northwest corner of last mentioned 2.000 acre tract and the end of last mentioned property line agreement at 654.88 feet; same being the northeast corner of a 2.000 acre tract recorded in volume 3148, page 342 and the beginning of another property line agreement recorded as clerk's file no. 20150114000043840; continuing with the north line of last mentioned 2.000 acre tract, passing at 852.85 feet the northwest corner of last mentioned 2.000 acre tract and the northeast corner of a 2.00 acre tract recorded as clerk's file no. 20110609000596000; same being the end of last mentioned property line agreement and the beginning of another property line agreement recorded as clerk's file no. 20150114000043830; continuing with the north line of last mentioned 2.00 acre tract, in all 948.79 feet to a 1/2-inch iron rebar set;
 THENCE North 00°13'38" East, 287.68 feet to a 1/2-inch iron rebar set;
 THENCE South 89°24'07" East, 126.74 feet to a 1/2-inch iron rebar set;
 THENCE North 00°17'16" East, 1234.70 feet to a 1/2-inch iron rebar set in the south line of the 60.62 acre tract recorded as clerk's file no. 20211008002042910;
 THENCE easterly with the south line of said 60.62 acre tract as follows:
 THENCE South 78°49'52" East, (Deed Call = South 78°48'51" East), 371.16 feet to a 1/2-inch iron rebar set;
 THENCE North 85°00'52" East, (Deed Call = North 85°01'10" East, 476.21 feet), 476.18 feet to a 1/2-inch iron rebar set at the south-southeast corner of said 60.62 acre tract;
 THENCE North 06°48'46" East, (Deed Call = North 06°47'22" East, 70.09 feet) with an east line of said 60.62 acre tract, 70.09 feet to a 1/2-inch iron rebar set at an inside corner of said 60.62 acre tract;
 THENCE South 82°42'28" East, (Deed Call = South 82°41'50" East, 710.88 feet) with a south line of said 60.62 acre tract, 710.80 feet to a 1/2-inch iron rebar set at the east-southeast corner of said 60.62 acre tract and the southwest corner of Lot 6, Block A of Sanner Addition recorded in volume 2011, page 180 of the Collin County plat records;
 THENCE South 82°50'47" East, (Deed Call = South 81°49'41" East) with the south line of said Lot 6, Block A, 160.82 feet to a 1/2-inch iron rebar set found at the northwest corner of said 2.000 acre tract recorded in volume 5407, page 5942;
 THENCE South 00°55'35" West, (Deed Call = South 00°18'38" West, 242.65 feet) with the west line of last mentioned 2.000 acre tract, 242.79 feet to a 1/2-inch iron rebar set at the southwest corner of last mentioned 2.000 acre tract;
 THENCE South 89°02'39" East, (Deed Call = South 89°41'22" East, 393.63 feet) with the south line of last mentioned 2.000 acre tract, 393.20 feet to the PLACE OF BEGINNING; and containing 62.12 acres.

First American Title Insurance Company G. F. No. 1002-383112-RTT
 Effective date: May 12, 2023

I hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on August 9, 2023

Date of map: August 16, 2023

Bruce Geer
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EASEMENT SUMMARY:

- 1) Easement to Collin County Soil Conservation District No. 55 recorded in volume 599, page 461 covers 28 acres out of a 127.43 acre tract. The 62.12 acre tract shown on this survey map is a part of the 127.43 acre tract. Exact location of said 28 acres could not be determined.
- 2) Boundary line agreement in volume 4471, page 483 does not apply to the above described tract of land.
- 3) Easement to Grayson-Collin Electric Cooperative, Inc. in volume 4593, page 775 does not apply to the above described tract of land.
- 4) Easement to City of Melissa recorded in volume 5565, page 4579 does not apply to the above described tract of land.
- 5) Letter Agreement in volume 5565, page 4586 may apply to the above described tract of land.
- 6) Property line agreement in clerk's file no. 20150114000043830, 20150114000043840, 20150114000043850, and 20150114000043860 apply to the above described tract of land and are shown on this survey map.
- 7) Property line agreement in clerk's file no. 20150324000321850 does not apply to the above described tract of land.

LEGEND

- ⊙ POWER POLE
- FENCE
- ⊕ WATER VALVE
- ≡ ADJ. ADJOINING
- CCDR COLLIN COUNTY DEED RECORDS
- OPRCC OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

According to FEMA map no. 48085C0170J, dated 6-2-2009 the 62.12 acre tract of land shown hereon is not in the 100 year flood plain.

Bearing Base: Grid North using Alterra GPS network.

Scale: 1" = 100'
 FIRM: BRUCE GEER, SURVEYOR
 FIRM REGISTRATION # 10150700

ALTA/NSPS LAND
 TITLE SURVEY
 62.12 ACRES
 SAMUEL BURTON SURVEY
 ABSTRACT NO. 123
 COLLIN COUNTY
 TEXAS