

Metes and Bounds Description: (153.669 Acres)

Being a tract of land, situated in the H. T. Chenaweth Survey, Abstract No. 157, in Collin County, Texas, and being more particularly described, as follows:
BEGINNING at a point for corner, being the most westerly corner of Tract 2, described by deed to Billy Charles Brown, as recorded under Document No. 20170206000165180, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same being in the southeasterly monumented line of F.M. Highway 1827, (Grid Coordinate: N=7,125,206.67 E=2,556,685.94; Scale Factor: 1.000153435; surface values to follow);
THENCE North 35°53'58" East, a distance of 272.20' to a point for corner, being at the beginning of a curve to the left, having a radius of 761.27', a central angle of 32°31'00", and a chord which bears North 19°38'28" East, a chord distance of 426.26';
 Thence in a northeasterly direction, along said curve to the left, an arc length of 432.04' to a 1/2" iron rod found for corner;
THENCE North 03°22'58" East, along the easterly monumented line of said F.M. Highway 1827, a distance of 488.69', to a point for corner, being the northwesterly corner of a tract of land, described by deed to Jose Garcia, as recorded under Document No. 20160403000319590, O.P.R.C.C.T.;
THENCE South 67°26'48" East, a distance of 559.64' to a point for corner in an existing creek;
THENCE along said existing creek, in a northerly direction, the following (24) twenty-four courses and distances:
 North 45°30'34" West, a distance of 28.63'; North 09°06'31" East, a distance of 49.25';
 North 08°39'59" West, a distance of 29.55'; North 57°10'57" West, a distance of 28.06';
 South 88°03'24" West, a distance of 73.63'; North 24°20'35" West, a distance of 55.67';
 North 12°23'43" West, a distance of 58.23'; North 15°58'29" East, a distance of 54.55';
 North 68°13'07" East, a distance of 71.00'; North 00°02'40" East, a distance of 49.73';
 North 58°36'42" East, a distance of 63.67'; North 76°13'05" East, a distance of 41.11';
 South 73°47'35" East, a distance of 28.38'; North 44°43'58" East, a distance of 19.12';
 North 13°07'08" West, a distance of 49.75'; North 23°17'32" West, a distance of 39.83';
 North 34°28'08" East, a distance of 33.03'; North 76°30'43" East, a distance of 32.17';
 South 81°10'24" East, a distance of 49.52'; North 02°32'01" West, a distance of 37.74';
 North 44°50'31" West, a distance of 44.48'; North 09°04'35" West, a distance of 28.05';
 North 02°32'51" East, a distance of 11.52'; North 54°19'58" East, a distance of 32.99', to a point for corner, in the southerly line of Lot 11, Block C, of **OAK CREEK ADDITION**, an addition to Collin County, as recorded in Volume C, Page 356, of the Map Records, Collin County, Texas (M.R.C.C.T.);
THENCE along the southerly line of said **OAK CREEK ADDITION**, the following (3) three courses and distances:
 South 87°38'26" East, a distance of 755.26' to an angle point;
 South 89°25'00" East, a distance of 1068.52' to an angle point;
 South 88°44'54" East, a distance of 974.39' to a point for corner, in the southerly line of Lot 1, Block A, of said addition, same being the northwesterly corner of a tract of land, described by deed to Kenneth W. Waltrip and wife, Lana C. Waltrip, as recorded in Document No. 20060103000909601, O.P.R.C.C.T., same being the northwesterly corner of a tract of land, described by deed to Donald B. Sims and wife, Dawn Sims, as recorded in Volume 1493, Page 524, M.R.C.C.T., said corner also being in Stickhorse Lane;
THENCE South 00°56'54" West, a distance of 1128.21' to a 1/2" iron rod found for corner, being an "all" corner of Tract 1, of said Tract 2, described by deed to The Taylor Hugh and Miki Lynn Long Family Revocable Trust, as recorded in Volume 2009, Page 102, O.P.R.C.C.T.; Lot 1, Block A, of **2500 CR 1094**, ADDITION, an addition to Collin County, Texas, recorded in Volume 2009, Page 102, O.P.R.C.C.T.;
THENCE South 00°56'14" West, a distance of 893.59' to a point for corner, being the southwesterly corner of a tract of land, described by deed to Christine Clark Miller and Land A. Miller, as recorded in Volume 4824, Page 2840, D.R.C.C.T., same being the northwesterly corner of a tract of land, described by deed to Emily M. Mandy and Andrew J. Mandy, as recorded under Document No. 20150313000279800, O.P.R.C.C.T.;
THENCE North 89°49'22" West, along the common line between said Miller and Mandy tracts, a distance of 718.20' to a point for corner;
THENCE North 08°54'30" East, along the westerly line of said Miller tract, a distance of 58.42' to a point for corner, being the southwesterly corner of a tract of land, described by deed to Jose Rojas and wife, Maria De La Luz Rojas, as recorded under Document No. 20060103000909601, O.P.R.C.C.T., same being the northwesterly corner of a tract of land, described by deed to Donald B. Sims and wife, Dawn Sims, as recorded in Volume 1493, Page 524, M.R.C.C.T., said corner also being in Stickhorse Lane;
THENCE North 88°40'48" West, along said Stickhorse Lane, a distance of 1375.01' to a point for corner, being at the intersection of said Stickhorse Lane and U.S. Highway 380, as recorded under County Clerk's File No. 94-0055662, D.R.C.C.T., same being the northwesterly corner of a tract of land, described by deed to Zachary Allen Cross, as recorded under Document No. 20200914001547590, O.P.R.C.C.T.;
THENCE South 02°42'06" West, along said Stickhorse Lane, a distance of 34.85' to a 1/2" iron rod found for the southwesterly corner of said Cross tract, same being the northwesterly corner of a tract of land, described by deed to Wayne E. Sanders, as recorded in Volume 5015, Page 2636, D.R.C.C.T.;
THENCE over and across said H.T. Chenaweth Survey, the following (7) seven courses and distances:
 North 89°47'59" West, a distance of 715.94' to a point for corner;
 South 89°57'35" West, a distance of 211.78' to a point for corner;
 North 83°19'14" West, a distance of 151.59' to a point for corner;
 North 74°26'30" West, a distance of 165.02' to a point for corner;
 North 45°52'38" West, a distance of 172.48' to a point for corner in an existing creek;
 South 44°12'34" West, along said existing creek, a distance of 79.26' to a point for corner;
 North 54°06'02" West, a distance of 335.96' to the **POINT OF BEGINNING** and containing 6,693,823 square feet or 153,669 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. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" 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

DATE: 04/14/2021 SCALE: 1" = 200' DRAWN BY: C.S.H. JOB NO.: 2021-0017

CHK'D BY: M.B.A.

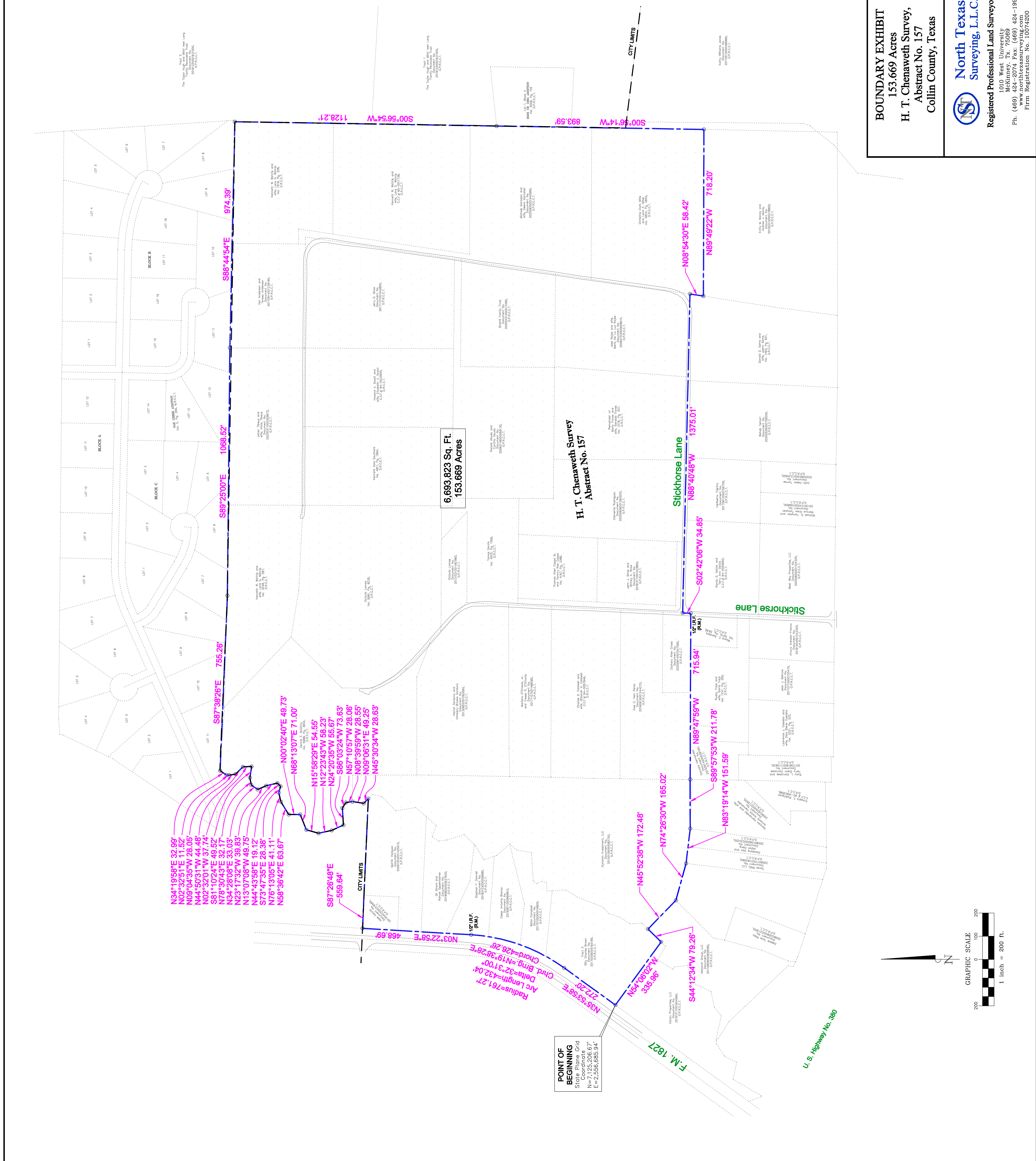
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BOUNDARY EXHIBIT
 153.669 Acres
 H. T. Chenaweth Survey,
 Abstract No. 157
 Collin County, Texas

North Texas
 Surveying, L.L.C.

Registered Professional Land Surveyors
 1010 West University
 McKinney, Tx. 75069
 Phone: (469) 966-6666
 www.northtexasurveying.com
 Firm Registration No. 10074200