

**Metes and Bounds Description: (405.798 Acres)**

Being a tract of land, situated in the H. T. Chenaweth Survey, Abstract No. 157, and the Thomas A. Rhodes Survey, Abstract No. 741, and the David Cherry Survey, Abstract No. 166, in Collin County, Texas, and being more particularly described, as follows:

**BEGINNING** at a point for corner, being the northeasterly corner of **OK MEADOWS ADDITION**, in addition to Collin County, Texas, same being the northeasterly corner of said **OK MEADOWS ADDITION**, as recorded under Document No. 20180402000397500, O.P.R.C.C.T. (Grid Coordinate: N=7132.60835; E=2563.34795; Scale Factor: 1.000153435; surface values to follow).

**THENCE** North 88°06'05" West, along the northerly line of said **OK MEADOWS ADDITION**, a distance of 1922.28' to a point for corner, being the northwesterly corner of said **OK MEADOWS ADDITION**, same being the most northerly northeast corner of a tract of land, described by deed to Homa Khraish Family Trust, as recorded under Document No. 2012120300666960, O.P.R.C.C.T.;

**THENCE** along the northerly line of said Homa Khraish Family Trust tract, the following (2) two courses and distances:

North 88°35'05" West, a distance of 454.69' to a point for corner;

North 89°07'37" West, a distance of 702.54' to a point for corner;

**THENCE** North 46°34'19" East, over and across said H. T. Chenaweth Survey, a distance of 2,029.16' to a point for corner, being at the beginning of a non-tangent curve to the left, having a radius of 7000.00', a central angle of 120°14'5", and a chord which bears, North 42°45'08" East, a chord distance of 1466.94';

Thence along said non-tangent curve to the left, in a southeasterly direction, an arc length of 1,469.63', to a point for corner in the aforementioned Thomas Rhodes Survey, same being at the beginning of a non-tangent curve to the right, having a radius of 2,640.00', a central angle of 89°14'13", and a chord which bears, South 59°36'27" East, a chord distance of 3,708.58';

Thence along said non-tangent curve to the right, in a southeasterly direction, an arc length of 4,111.74', to a point for corner in the aforementioned H. T. Chenaweth Survey, being at the beginning of a non-tangent curve to the right, having a radius of 2,640.00', a central angle of 25°33'23", and a chord which bears, South 26°07'14" East, a chord distance of 1,167.82';

Thence along said non-tangent curve to the left, in a northeasterly direction, an arc length of 1,177.56', to a point for corner in the aforementioned Thomas Rhodes Survey, same being at the beginning of a non-tangent curve to the right, having a radius of 2,640.00', a central angle of 46°31'46", and a chord which bears, South 27°38'27" East, a chord distance of 2,686.49';

Thence along said non-tangent curve to the right, in a southeasterly direction, an arc length of 2,143.92', to a point for corner, in the aforementioned David Cherry Survey, being at the beginning of a non-tangent curve to the left, having a radius of 6,280.00', a central angle of 33°07'16", and a chord which bears, South 60°04'48" West, a chord distance of 2,832.77';

Thence along said non-tangent curve to the left, in a southwesterly direction, an arc length of 2,867.90' to a point for corner in County Road No. 408;

**THENCE** North 88°40'15" West, along said County Road No. 408, a distance of 719.16' to a point for corner;

**THENCE** North 02°20'52" East, over and across said H. T. Chenaweth Survey, a distance of 1,438.57', to a point for corner in the southerly line of a tract of land, described by deed to Margaret Michelle Heirmann, as recorded under Document No. 20180606000693760, O.P.R.C.C.T.;

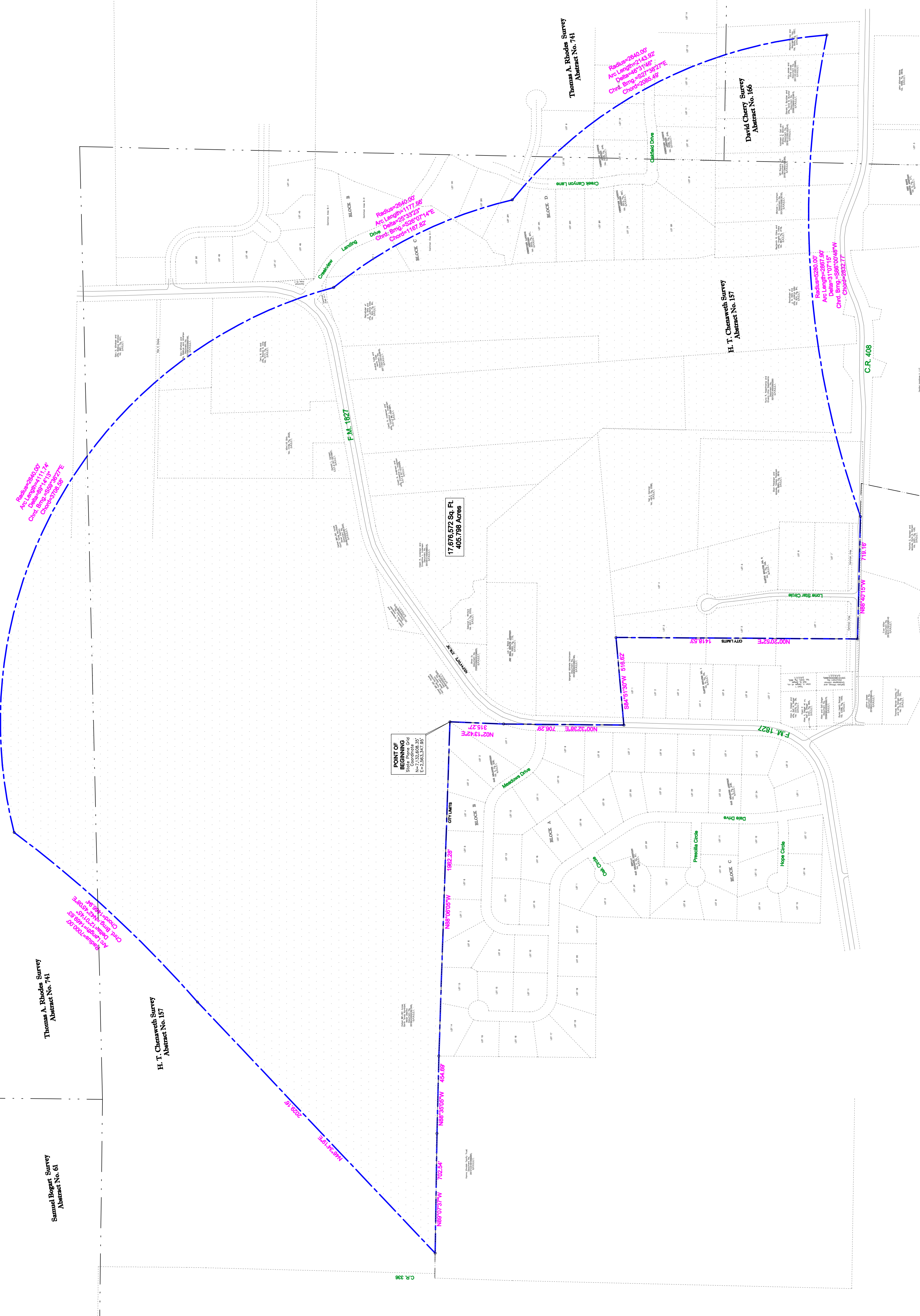
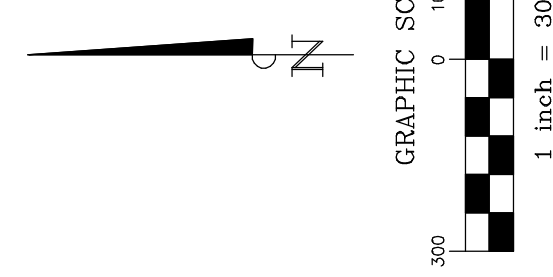
**THENCE** South 84°51'30" West, partially along the southerly line of said Heirmann tract, and also partially over and across F.M. No. 1827, a distance of 516.62' to a point for corner;

**THENCE** North 02°32'38" East, along said F.M. No. 1827, a distance of 706.29' to a point for corner, being in the easterly line of the aforementioned **OK MEADOWS ADDITION**, same being in the northeasterly monumented line of F.M. No. 1827;

**THENCE** North 02°13'42" East, along the common line between said **OK MEADOWS ADDITION** and said 861.651 acre tract, a distance of 315.27' to the **POINT OF BEGINNING** and containing 17,676.572 square feet or 405.798 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



Samuel Bogert Survey  
Abstract No. 61

H. T. Chenaweth Survey  
Abstract No. 157

Thomas A. Rhodes Survey  
Abstract No. 741

17,676.572 Sq. Ft.  
405.798 Acres

Thomas A. Rhodes Survey  
Abstract No. 741

H. T. Chenaweth Survey  
Abstract No. 157

David Cherry Survey  
Abstract No. 166