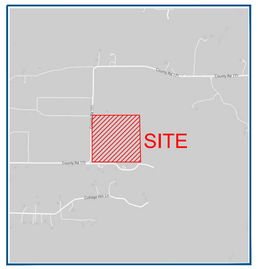
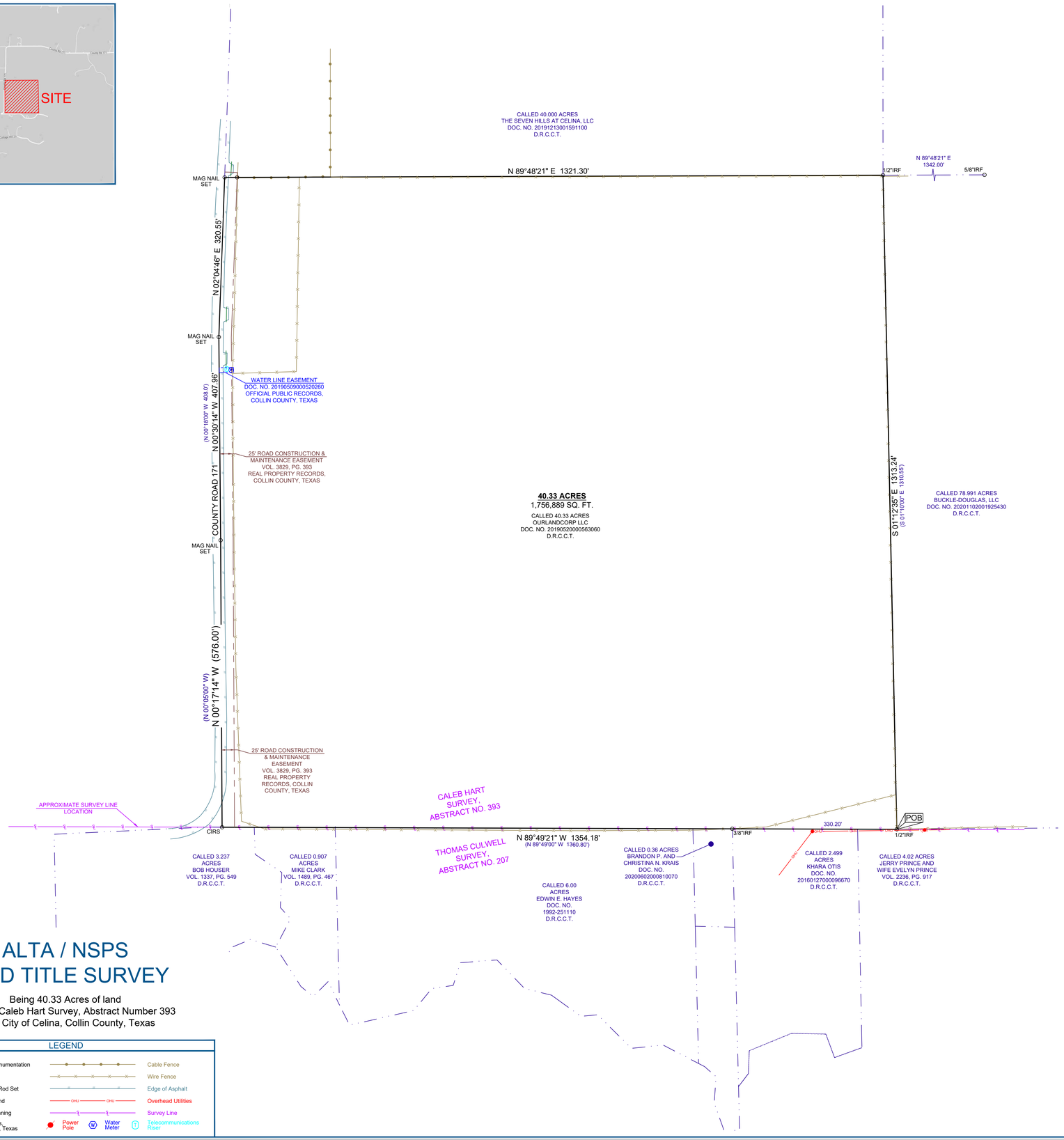
VICINITY MAP
NOT TO SCALE




N

1" = 100'

0 50 100

## LEGAL DESCRIPTION

**BEING** a 40.33 acre tract or parcel of land situated in the Caleb Hart Survey, Abstract Number 393, in Collin County, Texas and being all of a called 40.33 acre tract of land described in deed to OURLANDCORP LLC, recorded in Document Number 20190520000563060, of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at 1/2 inch iron rod found at the Southeast corner of said 40.33 acre tract and the common Southwest corner of a called 78.991 acre tract of land described in the deed to Buckle-Douglas, LLC, recorded in Document Number 20201102001925430, of said Deed Records, and being in the North line of a called 4.02 acre tract of land described in deed to Jerry Prince and wife Evelyn Prince, recorded in Volume 2236, Page 917, of said Deed Records;

**THENCE** North 89°49'21" West, with the South line of said 40.33 acre tract and the common North line of said 4.02 acre tract in part, the common North line of a called 2.499 acre tract of land described in deed to Khara Otis, recorded in Document Number 20160127000096670, of said Deed Records in part, the common North line of a called 0.36 acre tract of land described in deed to Brandon P. and Christina N. Krais, recorded in Document Number 20200602000810070, of said Deed Records in part, the common North line of a called 6.00 acre tract of land described in deed to Edwin E. Hayes, recorded in Document Number 1992-251110, of said Deed Records in part, the common North line of a called 0.907 acre tract of land described in deed to Mike Clark, recorded in Volume 1489, Page 467, of said Deed Records in part, and the common North line of a called 3.237 acre tract of land described in deed to Bob Houser, recorded in Volume 1337, Page 549, of said Deed Records in part, passing at a distance of 330.20 feet a 3/8 inch iron rod found at the Northwest corner of said 2.499 acre tract, also being the Northeast corner of said 0.36 acre tract, continuing on said course a total distance of 1354.18 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of said 40.33 acre tract and being in County Road 171;

**THENCE** with the West line of said 40.33 acre tract and near the center of said County Road 171 the following courses and distances;

North 00°14'17" West, a distance of 576.00 feet to a mag nail found;

North 00°30'14" West, a distance of 407.96 feet to a mag nail found;

North 02°04'46" East, a distance of 320.55 feet to a mag nail found at the Northwest corner of said 40.33 acre tract and the common Southwest corner of a called 40.000 acre tract of land described in the deed to The Seven Hills at Celina, LLC, recorded Document Number 20191213001591100, of said Deed Records;

**THENCE** North 89°48'21" East, with the North line of said 40.33 acre tract and the common South line of said 40.000 acre tract, a distance of 1321.30 feet to a 1/2 inch iron rod found at the Northeast corner of said 40.33 acre tract and the common Southeast corner of said 40.000 acre tract and being in the West line of said 78.991 acre tract;

**THENCE** South 01°12'35" East, with the East line of said 40.33 acre tract and the common West line of said 78.991 acre tract, a distance of 1313.24 feet to the **POINT OF BEGINNING** and containing 40.33 acres of land more or less.

## FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480180 130 as shown on Map Number 48085C0130J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

## GENERAL NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
3. The underground utility locations shown hereon are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that the underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
4. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. This site is undeveloped, therefor no parking spaces were observed in the process of conducting the fieldwork.
6. Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. There were no buildings observed on the subject property in the process of conducting the fieldwork.
8. No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
9. Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
10. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).

## SURVEYORS CERTIFICATION

This is to 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, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on August 30th, 2021.

This map or plat was prepared on _____.

**PRELIMINARY**
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Ted A. Gossett
R.P.L.S. # 5991

# ALTA / NSPS LAND TITLE SURVEY

Being 40.33 Acres of land
out of the Caleb Hart Survey, Abstract Number 393
in the City of Celina, Collin County, Texas

### LEGEND

| | | | |
|---|---|---|---|
| ○ | Boundary Monumentation | | Cable Fence |
| ( ) | Record Call | | Wire Fence |
| CIRS | Capped Iron Rod Set | | Edge of Asphalt |
| IRF | Iron Rod Found | | Overhead Utilities |
| POB | Point of Beginning | | Survey Line |
| D.R.C.C.T. | Deed Records, Collin County, Texas | Power Pole / Water Meter | Telecommunications Riser |

| JOB NUMBER |
|---|
| 2101.001 |
| DATE |
| 08/31/2021 |
| REVISION |
| - |
| DRAWN BY |
| TMR |

EAGLE SURVEYING
Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

**PROPERTY ADDRESS**

6525 COUNTY ROAD 171
CELINA, TX