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BEGINNING at a point for corner at a tree & old hols d'arc post at the most Northerly interior corner of a called 8.22 acre tract of land described in CC# 20140327000286790 of the O.P.R.C.C.T., said point bears N. 88 deg. 54 min. 01 sec. E. a distance of 491.35 feet from a 1" pipe found at the most Westerly Southwest corner of said 8.22 acre tract;

THENCE S. 38 deg. 21 min. 46 sec. E. with an interior West line of said 8.22 acre tract, a distance of 119.71 feet to a 1/2" iron rod set for corner,

THENCE S. 53 deg. 29 min. 31 sec. W. a distance of 40.15 feet to a 1/2" iron rod set for corner at the East corner of Lot 2, of Block 15 of the Original Town of Cope-tille;

THENCE N. 35 deg. 45 min. 57 sec. W. with the Northeast line of Lot 2 and Lot 1 of Block. 15 and with the Southwest line of First Street, a distance of 144.12 feet to a 1.2" iron rod set for corner at the Northeast corne Lot I, Block. 15 and being in the South line of said 8.22 acre tract;

THENCE N. 88 deg. 54 min. 01 sec. E. with the most Westerly South line of said 8.22 acre tract, a distance of 42.22 feet to the PONT OF BEGINNING and containing 0.113 acres of land more or less.

cettin lot, task or pared of land situated in the H. Walters Survey. Abstract No. 958, and being part of Seven had Stored, North Sterent and Williams Stored of the Original Town of Copeville, Collin County, Texas, per plat I in Volume 77, Page 496 of the Deed Records of Collin County, Texas, and being more particularly described

BEGINNING at a 1/2" iron rod set for comer at the intersection of the Northwest line of North Street (50' R.O.W., not built) at the South line of a called 8.22 acre tract of land described in CC# 20140327000286790 of the O.P.R.C.C.T., said point bears N. 88 dag. 54 min. 01 eet. a distance of 51.30 feet from a 1" pipe found at the most Westerly Southwest corner of said 8.22 acre tract. EN. 88 deg. 54 min. 01 sec. E. with the South line of said 8.22 acre tract, a distance of 58.72 feet to a 1.2" set at the intersection of the East line of North Street (not bail) and the South line of said 8.22 acre tract and the most Northerly bothwest corner of Lot 8 of 186.45 for the Organia Town of Copeville, said point also the beginning of a non-tangent curve to the right in the East line of North Street;

PHENCE in a Southerly direction with said curve, having a radius of 2059-86 feet, a central angle of 0 deg. 32 min. 38 sec., a chord of 8.30 deg. 21 min. 34 sec. W. a distance of 19.55 feet and an arc length of 19.55 feet on a 11.27 iron rod set for corner at the intersection of the East line of North Street and the Northeast line of Second Street (80)

THENCES, 35 deg. 30 min. 29 sec. E. with the Northeast line of Second Street, a distance of 325.58 feet to a 12" iron rod set for corner;

THENCE S. 51 deg. 36 min. 12 sec. W. a distance of 40.05 feet to a 1/2" iron rod set for corner in the centerline of Second Street;

THENCE S. 35 deg. 30 min. 29 sec. E. with the centerline of Second Street, a distance of 240.26 feet to a 1/2" iron rod set for corner at the intersection of the centerline of Second Street and the centerline of Williams Street;

HEANCE. 51 deg. 56 min. 12 sec. W. with the centerline of Williams Street: a distance of 83.93 feet to a 1/2" tran rod set for corner at the intersection of the centerline of Williams Street and the North line of F.M. Highway No. 1778 (60° R.O.W.):

THENCE N. 89 deg. 25 min. 29 sec. W. with the North line of said highway, a distance of 63.60 feet to a 1/2" iron rod set for corner at the intersection of the North line of said highway with the Northwest line of Williams Street and being in the Southeast line of Lot 4, Block 14 of the Original Town of Coperille;

THENCE N. 51 deg. 36 min. 12 sec. E. with the Northwest line of Williams Street, a distance of 95.35 feet to a 1/2" tion rold set for corner at the intersection of the Northwest line of Williams Street and the Southwest line of Second Street at the East corner of said for 4. Block 14;

E in a Southerly direction with said curve, having a radius of 2059 86 feet, a central angle of 08 deg. 44 min. 14 hord of S. 37 deg. 25 min. 01 sec. W. a distance of 31.8 feet and an arc length of 314.11 feet to a 1/2" from for comer at the intersection of the Southeast line of 180 ferred and the Northeast line of Third Street (80' not built), at the West corner of Lot 8 of said Block 14;

THENCE S. 35 deg. 30 min. 11 sec. E. with the Northeast line of Third Street, a distance of 259.87 feet to a 12" iron rod set for corner at the intersection of the Northeast line of Third Street and the North line of F.M. Highway No. 1778;

THENCE N. 89 deg. 25 min. 29 sec. W. with the North line of said highway, a distance of 49.49 feet to a 1/2" iron rod set for corner at the intersection of the North line of said highway with the centerline of Third Street;

HENCE in a Northerly direction with sall curve, having a radius of 2009.86 feet, a central angle of 11 day. 40 min. 17 sex., a bothed of Nt. 36 day. 47 min. 45 sex. E. a distance of 408.71 feet and an are length of 409.42 feet to the POINT OF BEGINNING and containing 1.576 acres of land more or less.

- Survey prepared with benefit of Title Commitment, G.F. No. 19-459128-MM, Effective Date JAN. 27, 2020.
- 3) The following easements DO AFFECT this tract: V. 396, P. 504.
- I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plat hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plat and are true to the best of my knowledge and belief, and the improvements are within the boundaries of the property, and there are NO VISIBLE EASEMENTS, ENCROACHMENTS CONFLICTS OR PROTRUSIONS, except as shown on the plat hereon.



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LIGHT POLE POWER POLE

ANCHOR

CONTROL MONUMENT IRON ROD FOUND W/CAP

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"FITE 5837

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FIRE HYDRANT

WATER METER WATER VALVE

ELEC. METER

GAS METER

TELEPHONE PEDESTAL
CABLE PEDESTAL
SUBSURFACE UTILITY BOX
ELECTRIC TRANSFORMER

HIENCE in a Northerly direction with said curve, having a radius of 2059 86 feet, a central angle of 0 deg. 32 min. 38 eec., a chord of N. 30 deg. 21 min. 54 eec. E. a distance of 19.55 feet and an arc length of 19.55 feet to the POINT OF BEGINNING and containing 1.662 acres of land more or loss.

THENCE N. 89 deg. 25 min. 29 sec. W. with the North line of said highway, a distance of 253.38 feet to the POINT OF BEGINNING and containing 2.297 acres of land more or less.

THENCE S. 51 deg. 36 min. 12 sec. W. with the Northwest line of Williams Street, a distance of 95.35 feet to a 1/2" fron rod set for corner at the intersection of the Northwest line of Williams Street and the North line of F. M. Highway No. 1778; THENCE S. 35 dag. 30 min. 29 sec. E. with the Southwest line of Second Street, a distance of 496, 44 fect to a 1/2" iron rod set for corner at the East corner of said Lot 4 and being at the intersection of the Southwest line of Second Street (not built) and the Northwest line of Williams Street (80' R.O.W., not built); HERXEE in a Northeasterly direction with said curve, having a radius of 205986 feet, a central angle of 4d ag. 25 min. 12 sec. a chord of N. 35 dag. 15 min. 30 sec. E. a distance of 15887 feet and an arc length of 1589, feet as a 12" iron rod set for corner at the North corner of said Lot I and being at the intersection of the Southeast line of North Street and the Southwest line of Second Street (80 R.O.W., not built); THENCE N. 35 deg. 30 min. 29 sec. W. with the common fine between said Lots 1 and 8, a distance of 151.25 feet to a point for corner at the North corner of Lot 1 and being in a non-tangent curve to the left in the South line of North Street (50 R.O.W., not built); THENCE N. 53 deg. 29 min. 31 sec. E. with the common line between said Lots 7 and 8, a distance of 150.02 feet to a point for corner at the North corner of Lot 7 and the East corner of Lot 8 and being at the South corner of said Lot 1; BEGINNING at a 1/2" iron rod set for corner at the intersection of the North line of F.M. Highway No. 1778 (60' R.O.W.) and the Northeast line of Third Street (80' R.O.W., and built);

THENCE N. 35 deg. 30 min. 29 sec. W. with the Northeast line of Third Street, a distance of 145.81 feet to a 1/2" fron rod set for corner at the West corner of said Lot 7 and being at the South corner of Lot 8 of said plat;

THENCES, 51 deg. 36 min. 12 sec. W., passing a 1" pipe found at a t-post at a distance of 14.66 feet and continuing for a total distance of 180.19 feet to a 1/2" iron rod set for corner in the Southwest line of Lot 7 and the Northeast line of Second Street (80" R.O. W., not built), from said point a 1/2" iron rod found at a t-post bears S. 51 deg. 36 min. 12 sec. W. a distance of 14.59 feet;

THENCE N. 35 deg. 30 min. 29 sec. W. with the common line between said Lots 2 and 7, a distance of 12.34 feet to a 1/2" iron rod set for corn THENCE S. 53 deg. 29 min. 31 sec. W. with the Southeast line of said Lot 2, a distance of 148.29 feet to a point for corner at a tree & old bois fare post at the South corner of Lot 2 and at the East corner of said Lot 7;

HEBNCE 1, 35 deg. 30 min. 29 sec. W. with the Southwest line of said Los 7 and 8, a distance of 32.5.58 best to a 1.2" from rod set for come the most Westerly Northwest corner of said Lot 8 and being at the beginning of a non-tangent curve to the left at the intersection of the of the Northeast line of Second Street (not built) and the Fast line of North Street (50° Ko, W., not built);

THENCES, 33 dog, 45 min. 57 sec. E. with the Northeast line of said Lots 1 and 2, a distance of 144.12 feet to a 1.2" iron rod set for corner a the East corner of said Lot 2:

THENCE N. 89 dag. 54 min. 01 sec. E. with the North line of said Lot 8 and said Lot 1, a distance of 339.12 fect to a 1/2" iron rod set for corner at the Northeast corner of said Lot 1 and being in the Southwest line of First Street (not built); BEGIVANIO at a 12" roun od set for comer in the East line of North Street (not ball) at the most Northeely Northwest corner of said Lot 8, said poil point being in the most Westerly South line of a called 8.2 are trace of land described in CC2 20140327002285790 of the O.P.R.C.C.T., said poil bears N. 88 dag. 34 min. 01 see. E. a distance of 11.0.02 beet from a 1" pipe found at the most Westerly Southwest corner of said 8.22 are trace;

DA VID FITE SURVEYING SCALE: 1'' = 20' DATE: 3-4-2020 ASE NO. DE200089 OF NO. IX15-10748P DRAIM: D.W.E. OHECK: D.W.E.

