



LEGAL DESCRIPTION:

BEING a portion of tract of land described in deed to Charles E. Lewis and Amelia J. Lewis, recorded under Instrument No. 95-0036752, Deed Records, Collin County, Texas (D.R.C.C.T.), being a tract of land described in deed to Charles E. Lewis and Amelia J. Lewis, recorded in Volur 5971, Page 473 (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the East line of Private Road 5157, at the common West corner of Lots 10 and 11 of Barr W. Estates - First Section, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 8, Page 25, Plat Records, Collin County, Texas (P.R.C.C.T.), being the Southeast corner of herein described tract of land;

THENCE North 89 deg. 35 min. 26 sec. West, a distance of 51.01 feet to a point for corner at the Northeast corner of Lot 4 of the replat of Barr W. Estates, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 47 (P.R.C.C.T.);

THENCE Southeasterly along said curve to the right an arc distance of 270.59 feet to a point for corner;

THENCE North 00 deg. 42 min. 27 sec. West, a distance of 137.48 feet to a point for corner, being the beginning of a curve to the right having a central angle of 299 deg. 08 min. 08 sec., a radius of 51.83 feet, and a chord bearing and distance of South 84 deg. 29 min. 06 sec. West, 52.50 feet;

THENCE South 00 deg. 11 min. 28 sec. East, a distance of 132.79 feet to the PLACE OF BEGINNING and containing 15,160 square feet or 0.35 of an acre of land.

SURVEYOR'S CERTIFICATION

To: Reunion Title; OFS Ventures, Li

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 Deta Items A: 2, 3, 4, 6(a), 6(b), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19), of Table A thereof. The fieldwork was completed on July 30, 2024.

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS VOL. 827, PG. 708

Mineral lease together with all rights, privileges and immunities incident thereto, to J. M. Huber Corporation from James E. Quattlebaum ecords, Collin County, Texas. Company makes no representation as to the present ownership of any such interests. (UNABLE TO PLOT)

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.
48085C0260K & 48085C0145J

BUILDING DETAIL (NOT TO SCALE)

N89°35'26"W

ACCEPTED BY:

REUNION TITLE

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR REUNION TITLE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

TITLE AND ABSTRACTING WORK FURNISHED

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REUNION TITLE

OF TEXAS, INC

BARR: This i: locate. The pla survey, and typ of the

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plat hereon is true, correct, and accurate representation of the property as dy, the lines and dimensions of said property being as indicated by the plat: the of the plat of	RY S. RHODES Registered Professional Land Surveyor (214) is to certify that I have, this date, made a careful and accurate ted at No, in the city
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property by ents	veyo ind o
the place	Surveyor (214) I and accurate , in the city
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determined by the size, location hin the boundaries) 326—1090 survey on the ground of property of MCKINNEY Texas

SURVEYING

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

&G.

Date: 06-13-2024
G. F. No.: 2018-401554-RU
Job no.: 202405043
Drawn by: BM

FIRM REGISTRATION NO. 10194366



2701 SUNSET RIDGE DRIVE, STE. 303 ROCKWALL, TEXAS 75032