

Dean L. Farnsworth, Jr. and wife,
Madison Farnsworth
10/03/2022

Parcel No. 310
Collin County

EXHIBIT "A"

**FIELD NOTE DESCRIPTION FOR
PERMANENT RIGHT-OF -WAY**

**DEAN L. FARNSWORTH, JR. AND WIFE, MADISON FARNSWORTH
INSTRUMENT NUMBER 20190410000380080**

BEING, all of that 0.240 acre (10,448 square foot) tract of land situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas; being part of that tract of land called 1.000 acre described in General Warranty Deed with Vendor's Lien to Dean L. Farnsworth, Jr. and wife, Madison Farnsworth as recorded in Instrument No. 20190410000380080 of the Official Public Records of Collin County, Texas; said 0.240 acre tract of land being more particularly described by metes and bounds as follows:

Permanent Right-of-Way

COMMENCING, at a 1/2-inch iron rod with illegible cap found at the northeast corner of said Farnsworth tract; said point being a reentrant corner in the south line of Lake Meadow Phase 1, an addition to the City of Princeton as recorded in Instrument Number 2022-312 of the Plat Records of Collin County, Texas;

THENCE, South 01 degrees 18 minutes 53 seconds East, with the east line of said Farnsworth tract and a west line of said Lake Meadows, a distance of 207.19 feet to a 5/8-inch iron rod with "BGE" cap set at the POINT OF BEGINNING;

THENCE, South 01 degrees 18 minutes 53 seconds East, continuing with the east line of said Farnsworth tract and a west line of said Lake Meadows, a distance of 65.06 feet to a point at the southeast corner of said Farnsworth tract, from said point a 1/2-inch iron rod found bears North 78 degrees 51 minutes East, a distance of 0.3 feet; said point being in F.M. 452 (variable width right-of-way);

THENCE, South 89 degrees 49 minutes 22 seconds West, with the south line of said Farnsworth tract, a distance of 160.00 feet to a 1/2-inch iron rod found at the southwest corner of said Farnsworth tract; said point being the southeast corner of that called 1.000 acre tract of land described in General Warranty Deed to Earl Lynn Beckwith and Patricia Beckwith as recorded in Instrument No. 20130802001089170 of the Official Public Records of Collin County, Texas;

THENCE, North 01 degrees 18 minutes 53 seconds West, with the west line of said Farnsworth tract and the east line of said Beckwith tract, a distance of 65.56 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 89 degrees 59 minutes 57 seconds East, departing the west line of said Farnsworth tract and the east line of said Beckwith tract, a distance of 160.01 feet to the POINT OF BEGINNING and containing an area of 0.240 acres or 10,448 square feet of land, more or less.

Notes:

1. Bearing system for this survey is based on the North America Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas are surface values in U.S. Survey Feet.
2. Field Survey concluded on 02/14/2022
3. A plat of survey with even date shown hereon was prepared in conjunction with this legal description.
4. All "CIRS" are 5/8-inch iron rod with "BGE" cap set.



11/17/2023

Rene Silvas
RPLS No. 5921

Date



