

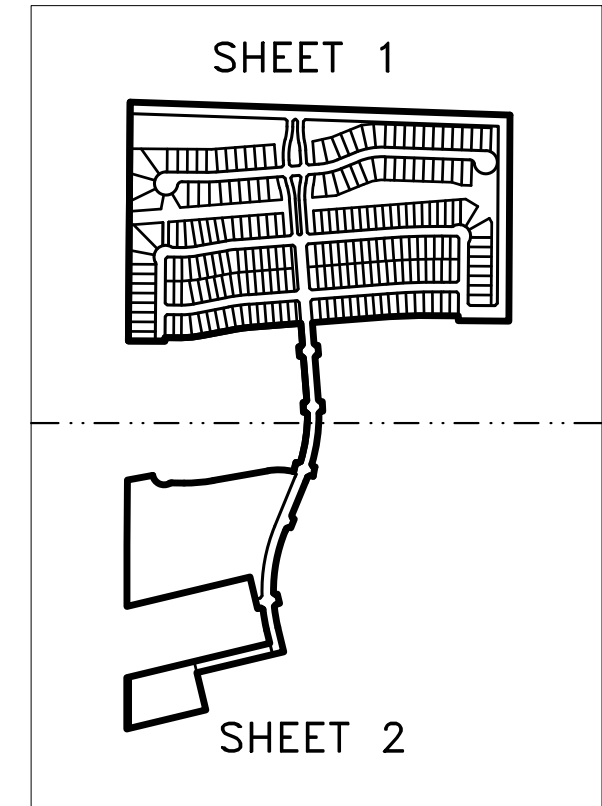
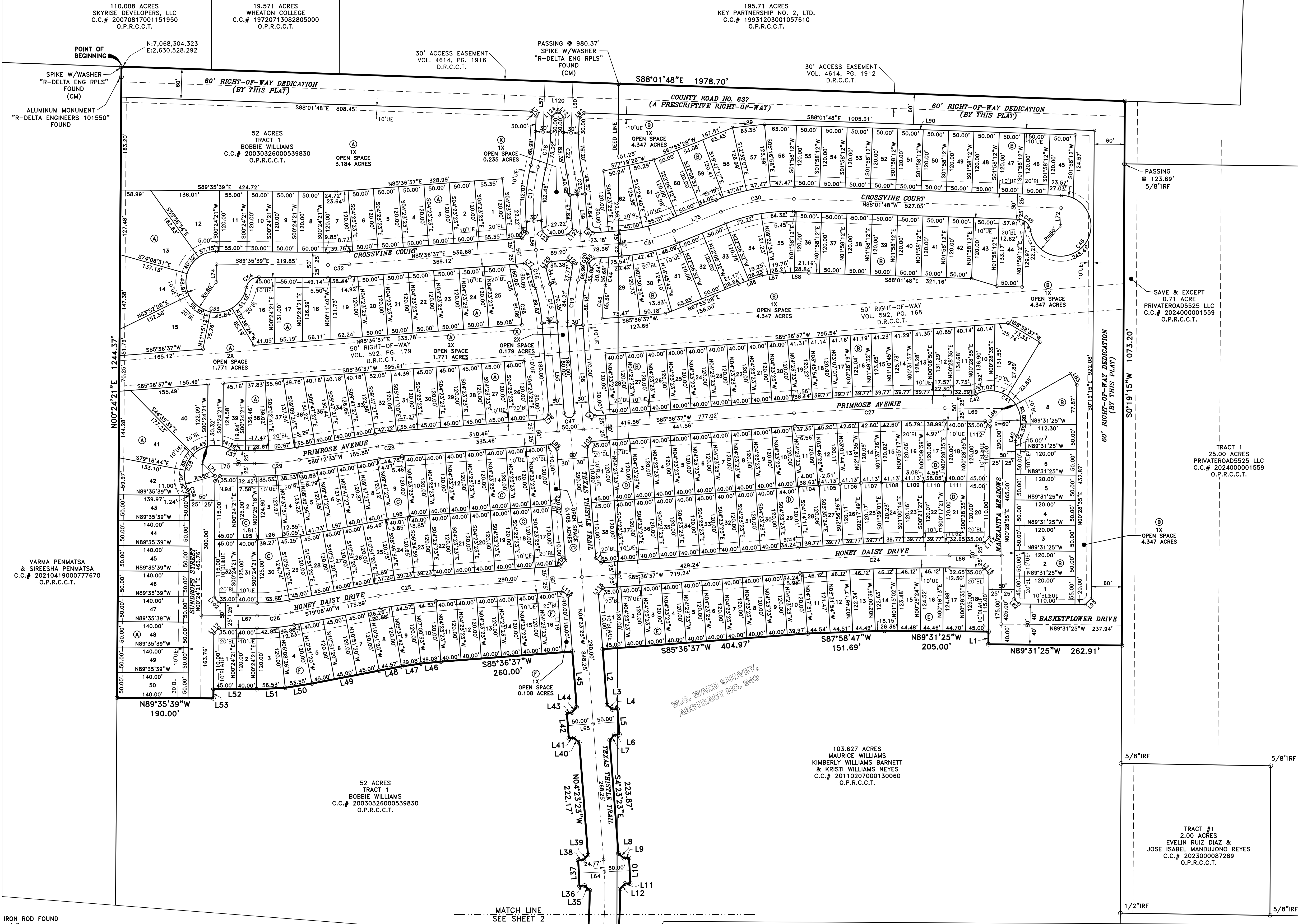
LEGEND
IRF
CIRS
D.R.C.C.T.
P.LAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

(CM)
BL
UE
DE
CONTROLLING MONUMENT
BUILDING LINE
UTILITY EASEMENT
DRAINAGE EASEMENT

IRON ROD FOUND
5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
DEED RECORDS, COLLIN COUNTY, TEXAS
PLAT RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET
2. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET, UNLESS OTHERWISE SPECIFIED.
3. FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0465J WITH AN EFFECTIVE DATE OF 06/02/2009, WITH AN EFFECTIVE DATE OF 06/02/2009. SUBJECT TRACT LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



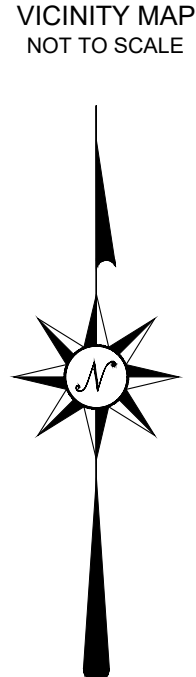
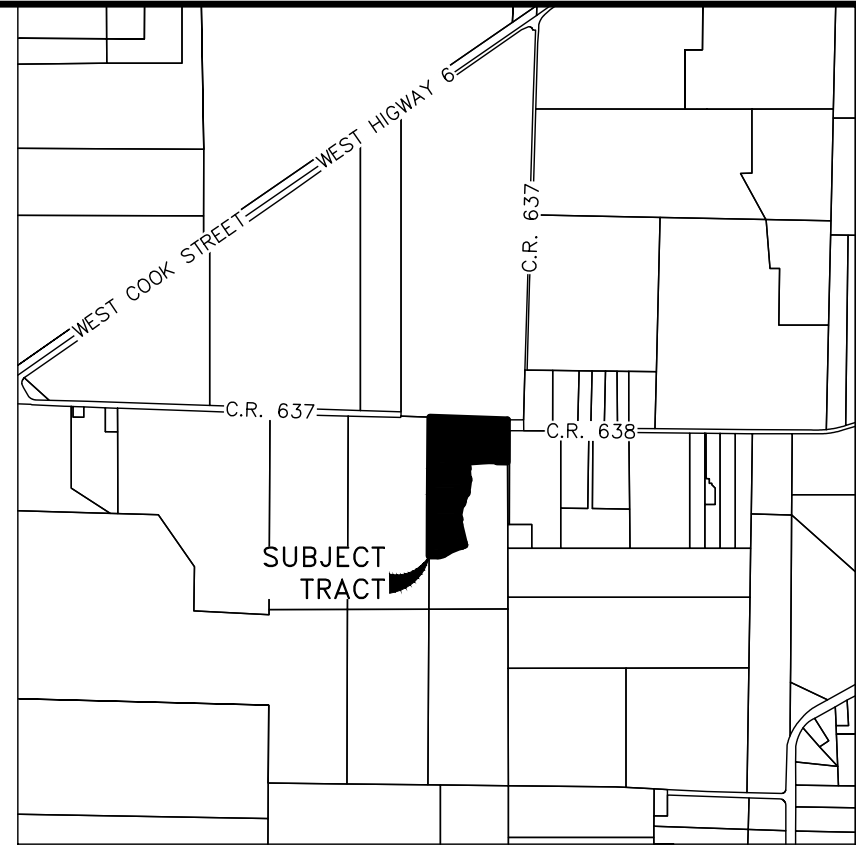
**A
FINAL PLAT
OF
SOUTHEAST COLLIN
COUNTY MUD NO. 1**
IN THE
**W.C. WARD SURVEY, ABSTRACT NO. 949
COLLIN COUNTY, TEXAS**
**LOTS 1-50 & 1X-6X, BLOCK A
LOTS 1-62 & 1X, BLOCK B
LOTS 1-32 & 1X, BLOCK C
LOTS 1-38, BLOCK D; LOTS 1-18, BLOCK E;
LOTS 1-16 & 1X, BLOCK F
& LOTS 1X-2X, BLOCK X
67.290 ACRES
216 RESIDENTIAL LOTS
9 NON-RESIDENTIAL LOTS**

Date: APRIL 2025 JOB NO. 0371

LJA SURVEYING, INC.

6060 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382



| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|-------------|----------|------|-------------|----------|
| L1 | N00°28'35"E | 25.00' | L64 | S87°13'56"W | 100.37' |
| L2 | S04°23'23"E | 110.00' | L65 | S85°36'37"W | 100.00' |
| L3 | S49°23'23"E | 14.14' | L66 | N89°31'25"W | 102.65' |
| L4 | N85°36'37"E | 10.00' | L67 | N89°35'39"W | 110.00' |
| L5 | S04°23'23"E | 50.00' | L68 | S45°28'35"W | 35.35' |
| L6 | S85°36'37"W | 10.00' | L69 | N89°31'25"W | 114.97' |
| L7 | S40°36'37"W | 14.14' | L70 | N89°35'39"W | 102.42' |
| L8 | S48°54'41"E | 14.34' | L71 | S44°33'39"E | 35.35' |
| L9 | N87°13'56"E | 10.35' | L72 | S01°58'12"W | 35.00' |
| L10 | S02°46'04"E | 50.00' | L73 | S67°53'28"W | 100.00' |
| L11 | S87°13'56"W | 10.35' | L74 | S00°24'21"W | 35.00' |
| L12 | S43°10'55"W | 14.37' | L75 | S43°01'48"E | 14.14' |
| L13 | S29°52'32"E | 13.72' | L76 | S40°36'37"W | 14.14' |
| L14 | S10°52'52"W | 50.00' | L77 | S51°50'50"E | 14.74' |
| L15 | S62°12'54"W | 14.96' | L78 | S40°36'37"W | 14.14' |
| L16 | S22°38'26"E | 14.14' | L79 | S76°07'36"E | 7.24' |
| L17 | S67°38'25"E | 10.00' | L80 | S27°30'57"E | 13.22' |
| L18 | S22°21'35"W | 50.00' | L81 | S37°13'55"W | 15.48' |
| L19 | N67°38'25"W | 10.00' | L82 | S44°31'25"E | 14.14' |
| L20 | S67°21'35"W | 14.14' | L83 | N29°31'25"W | 25.55' |
| L21 | S22°21'35"W | 15.00' | L84 | N49°23'23"W | 14.14' |
| L22 | S52°20'34"E | 12.54' | L85 | N44°58'26"E | 15.18' |
| L23 | N76°30'00"E | 10.00' | L86 | N69°55'31"E | 47.40' |
| L24 | S13°30'00"E | 50.00' | L87 | N81°36'10"E | 45.46' |
| L25 | S76°30'00"W | 18.99' | L88 | S88°37'09"E | 48.59' |
| L26 | S35°31'58"W | 15.10' | L89 | S83°47'51"W | 63.38' |
| L27 | N13°30'00"W | 70.00' | L90 | N88°01'48"W | 613.00' |
| L28 | N54°44'39"W | 13.19' | L91 | N49°23'23"W | 14.14' |
| L29 | S76°30'00"W | 17.99' | L92 | N46°58'12"E | 14.14' |
| L30 | N79°39'46"E | 133.39' | L93 | N45°28'35"E | 17.91' |
| L31 | S89°35'39"E | 65.00' | L94 | N45°24'21"E | 14.14' |
| L32 | N13°52'24"E | 50.00' | L95 | N89°35'39"W | 40.00' |
| L33 | S76°07'36"E | 11.77' | L96 | S85°09'19"W | 47.66' |
| L34 | N60°26'34"E | 14.52' | L97 | S79°08'40"W | 40.01' |
| L35 | N46°45'02"W | 13.89' | L98 | S82°46'35"W | 43.86' |
| L36 | S87°13'56"W | 10.00' | L99 | S49°23'23"E | 14.14' |
| L37 | N02°46'04"W | 50.00' | L100 | S40°36'37"W | 14.14' |
| L38 | N87°13'56"E | 10.00' | L101 | N04°23'23"W | 240.00' |
| L39 | N41°55'16"E | 13.94' | L102 | N44°33'39"W | 14.14' |
| L40 | N49°23'23"W | 14.14' | L103 | N40°36'37"E | 14.14' |
| L41 | S85°36'37"W | 10.00' | L104 | N86°01'39"E | 41.13' |
| L42 | N04°23'23"W | 50.00' | L105 | N86°39'38"E | 41.13' |
| L43 | N85°36'37"E | 10.00' | L106 | N87°17'52"E | 41.13' |
| L44 | N40°36'37"E | 14.14' | L107 | N87°56'06"E | 41.13' |
| L45 | N04°23'23"W | 110.00' | L108 | N88°46'41"E | 41.13' |
| L46 | S84°18'02"W | 39.08' | L109 | N89°26'40"E | 41.13' |
| L47 | S91°40'24"E | 39.00' | L110 | S89°58'05"E | 41.13' |
| L48 | S79°23'48"W | 44.57' | L111 | S89°31'25"E | 44.56' |
| L49 | S79°08'40"W | 135.00' | L112 | S44°31'25"E | 14.14' |
| L50 | S80°56'38"W | 53.35' | L113 | S45°28'35"W | 14.14' |
| L51 | S87°07'58"W | 56.53' | L114 | N49°23'23"W | 14.14' |
| L52 | N89°35'39"W | 85.00' | L115 | N40°36'37"E | 14.14' |
| L53 | S00°24'21"W | 18.76' | L116 | S44°31'25"E | 14.14' |
| L54 | N13°30'00"W | 130.00' | L117 | N45°24'21"E | 14.14' |
| L55 | N04°23'23"W | 215.00' | L118 | S49°23'23"E | 14.14' |
| L56 | N04°23'23"W | 57.22' | L119 | N04°23'23"W | 120.00' |
| L57 | N01°58'12"E | 100.00' | L120 | S88°01'48"E | 5.00' |
| L58 | N04°23'23"W | 205.00' | L121 | S43°01'48"E | 14.14' |
| L59 | N04°23'23"W | 79.68' | L122 | S40°36'37"W | 14.14' |
| L60 | N01°58'12"E | 100.00' | L123 | N49°23'23"W | 14.14' |
| L61 | N76°30'00"E | 117.59' | L124 | N46°58'12"E | 14.14' |
| L62 | N67°38'25"W | 50.00' | L125 | N37°55'20"E | 13.46' |
| L63 | N76°07'36"W | 84.90' | L126 | S44°36'51"E | 12.92' |

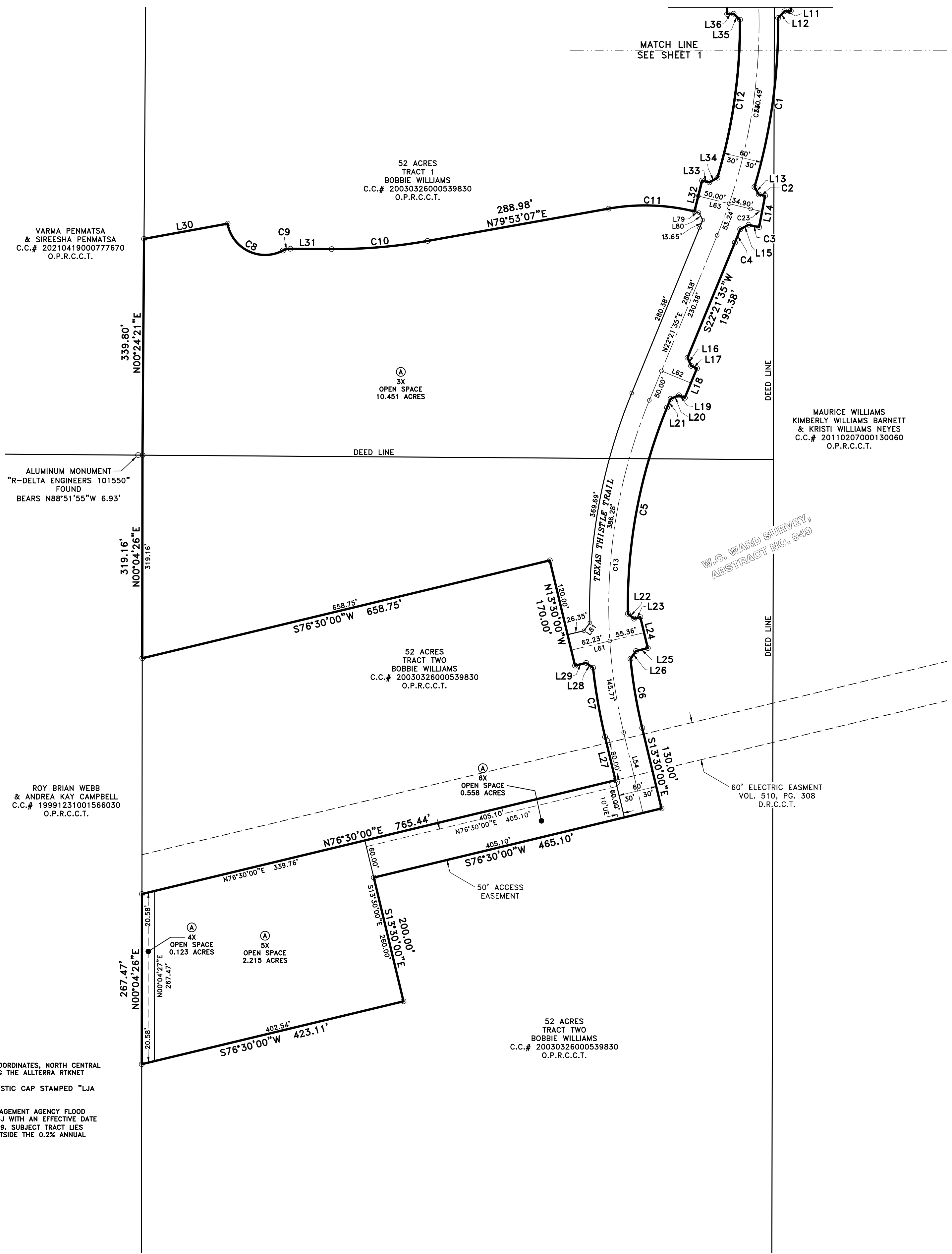
| CURVE | CENTRAL ANGLE | RADIUS | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|---------------|----------|---------------|--------------|------------|
| C1 | 17°02'20" | 905.00' | S7°58'04"W | 268.14' | 269.14' |
| C2 | 01°45'47" | 325.00' | S78°14'15"E | 10.00' | 10.00' |
| C3 | 02°34'24" | 375.00' | N77°49'56"W | 16.84' | 16.84' |
| C4 | 01°25'44" | 905.00' | S21°38'43"W | 22.57' | 22.57' |
| C5 | 23°11'45" | 820.00' | S10°45'43"W | 329.71' | 331.97' |
| C6 | 07°42'58" | 820.00' | S09°38'31"E | 110.35' | 110.43' |
| C7 | 07°11'11" | 880.00' | N09°54'25"W | 110.30' | 110.37' |
| C8 | 107°19'46" | 60.00' | S64°00'07"E | 96.67' | 112.40' |
| C9 | 28°04'21" | 25.00' | N76°22'11"E | 12.13' | 12.25' |
| C10 | 10°31'14" | 825.00' | N85°08'44"E | 151.27' | 151.49' |
| C11 | 23°59'17" | 325.00' | S88°07'14"E | 135.08' | 136.07' |
| C12 | 17°04'03" | 845.00' | N08°08'22"E | 250.78' | 251.71' |
| C13 | 35°51'35" | 850.00' | N04°25'48"E | 523.35' | 531.99' |
| C14 | 26°44'59" | 875.00' | N08°59'06"E | 404.81' | 408.51' |
| C15 | 12°29'55" | 335.00' | N10°38'21"W | 72.83' | 73.08' |
| C16 | 12°29'55" | 335.00' | N10°38'21"W | 72.83' | 73.08' |
| C17 | 18°20'46" | 335.00' | N04°46'59"E | 106.81' | 107.27' |
| C18 | 11°59'11" | 335.00' | N07°57'47"E | 69.95' | 70.08' |
| C19 | 15°25'16" | 335.00' | N03°19'14"E | 89.89' | 90.16' |
| C20 | 15°25'16" | 335.00' | N03°19'14"E | 89.89' | 90.16' |
| C21 | 07°17'03" | 335.00' | N08°01'55"W | 42.56' | 42.59' |
| C22 | 13°38'38" | 335.00' | N04°51'08"W | 79.59' | 79.77' |
| C23 | 02°59'32" | 350.00' | N77°37'22"W | 18.28' | 18.28' |
| C24 | 04°51'58" | 3500.00' | S88°02'36"W | 297.17' | 297.26' |
| C25 | 06°27'56" | 1000.00' | S82°22'38"W | 112.79' | 112.85' |
| C26 | 11°15'41" | 350.00' | S84°46'31"W | 68.68' | 68.79' |
| C27 | 04°51'58" | 3500.00' | S88°02'36"W | 297.17' | 297.26' |
| C28 | 05°24'04" | 500.00' | S82°54'35"W | 47.12' | 47.13' |
| C29 | 10°11'49" | 500.00' | S85°18'27"W | 88.87' | 88.98' |
| C30 | 24°04'44" | 350.00' | S79°55'50"W | 146.01' | 147.09' |
| C31 | 17°43'08" | 350.00' | S76°45'02"W | 107.81' | 108.24' |
| C32 | 04°47'45" | 500.00' | S88°00'29"W | 41.84' | 41.85' |
| C33 | 25°50'09" | 60.00' | S39°30'43"E | 92.04' | 272.10' |
| C34 | 79°50'09" | 25.00' | N50°29'17"E | 32.08' | 34.83' |
| C35 | 08°49'24" | 390.00' | S12°28'37"E | 60.00' | 60.06' |
| C36 | 12°29'55" | 280.00' | S10°38'21"E | 60.96' | 61.08' |
| C37 | 28°04'21" | 25.00' | N75°33'28"W | 12.13' | 12.25' |
| C38 | 148°08'42" | 60.00' | S45°24'21"W | 114.80' | 153.04' |
| C39 | 28°04'21" | 25.00' | S13°37'49"E | 12.13' | 12.25' |
| C40 | 28°04'21" | 25.00' | N14°26'45"E | 12.13' | 12.25' |
| C41 | 148°08'42" | 60.00' | N44°31'25"W | 114.80' | 153.04' |
| C42 | 28°04'21" | 25.00' | S76°26'24"W | 12.13' | 12.25' |
| C43 | 13°22'28" | 280.00' | N04°20'39"E | 65.21' | 65.36' |
| C44 | 08°19'40" | 390.00' | N06°52'03"E | 56.63' | 56.68' |
| C45 | 79°50'09" | 25.00' | S48°06'44"E | 32.08' | 34.83' |
| C46 | 239°47'46" | 60.00' | N41°54'28"E | 92.06' | 272.06' |
| C47 | 180°00'00" | 10.00' | S85°36'37"W | 20.00' | 31.42' |

A
FINAL PLAT
OF
SOUTHEAST COLLIN
COUNTY MUD NO. 1
IN THE
W.C. WARD SURVEY, ABSTRACT NO. 949
COLLIN COUNTY, TEXAS
LOTS 1-50 & 1X-6X, BLOCK A
LOTS 1-62 & 1X, BLOCK B
LOTS 1-32 & 1X, BLOCK C
LOTS 1-38, BLOCK D; LOTS 1-18, BLOCK E;
LOTS 1-16 & 1X, BLOCK F
& LOTS 1X-2X, BLOCK X
67.290 ACRES
216 RESIDENTIAL LOTS
9 NON-RESIDENTIAL LOTS

Date: APRIL 2025 JOB NO. 0371



6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10194382



- NOTES:
1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET
 2. ALL CORNERS ARE 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET, UNLESS OTHERWISE SPECIFIED.
 3. FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0465J WITH AN EFFECTIVE DATE OF 06/02/2009, WITH AN EFFECTIVE DATE OF 06/02/2009. SUBJECT TRACT LIES WITHIN ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- LEGEND
- IRF IRON ROD FOUND
CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
BL BUILDING LINE
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
- STREET NAME CHANGE

S:\NTX-LAND\G371\2005SURVEY\290 MapInfo\G371FA01 - Ph1.dwg 4/21/2025

OWNER'S CERTIFICATE

WHEREAS _____, IS THE SOLE OWNER OF A 67.290 ACRE TRACT OF LAND SITUATED IN THE W.C. WARD SURVEY, ABSTRACT NO. 949, COLLIN COUNTY, TEXAS, AND BEING PART OF A 52 ACRE TRACT OF LAND CONVEYED AS "TRACT TWO" AND PART OF A 52 ACRE TRACT OF LAND CONVEYED AS "TRACT TWO" TO BOBBIE WILLIAMS, AS RECORDED IN COUNTY CLERK'S FILE NO. 20030280053800, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND PART OF A 103.627 ACRE TRACT OF LAND CONVEYED TO MARICE WILLIAMS, KIMBERLY WILLIAMS BARNETT AND KRISTI WILLIAMS NEYES, AS RECORDED IN COUNTY CLERK'S FILE NO. 20110207000130060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 67.290 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET:

BEGINNING AT A SPIKE WITH WASHER STAMPED "R-DELTA ENG RPLS" FOUND FOR THE NORTHWEST CORNER OF SAID "TRACT ONE" AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO VARMA PENMATSAS AND SIREESHA PENMATSAS, AS RECORDED IN COUNTY CLERK'S FILE NO. 20210419000777670, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING IN THE SOUTH LINE OF A 110.008 ACRE TRACT OF LAND CONVEYED TO SKYRISSE DEVELOPERS, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070817001151960, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING WITHIN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 637 (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, SOUTH 88 DEGREES 01 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID "TRACT ONE", THE COMMON SOUTH LINE OF SAID 110.008 ACRE TRACT, THE COMMON SOUTH LINE OF A 19.571 ACRE TRACT OF LAND CONVEYED TO WHEATON COLLEGE, AS RECORDED IN COUNTY CLERK'S FILE NO. 19720713082805000, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE COMMON SOUTH LINE OF A 195.71 ACRE TRACT OF LAND CONVEYED TO KEY PARTNERSHIP NO. 2, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 19931203001057610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND WITH SAID COUNTY ROAD, PASSING AT A DISTANCE OF 980.37 FEET A SPIKE WITH WASHER STAMPED "R-DELTA ENG RPLS" FOUND FOR THE NORTHEAST CORNER OF SAID "TRACT ONE" AND THE COMMON NORTHWEST CORNER OF AFORESAID 103.627 ACRE TRACT, CONTINUING ALONG THE SOUTH LINE OF SAID 195.71 ACRE TRACT, THE COMMON NORTH LINE OF SAID 103.627 ACRE TRACT AND WITH SAID COUNTY ROAD, IN ALL A TOTAL DISTANCE OF 1978.70 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 103.627 ACRE TRACT;

THENCE, SOUTH 00 DEGREES 19 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID 103.627 ACRE TRACT, PASSING AT A DISTANCE OF 123.89 FEET A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A 25.00 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO PRIVATEROAD5525 LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000001559, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND CONTINUING ALONG THE EAST LINE OF SAID 103.627 ACRE TRACT AND THE COMMON WEST LINE OF SAID 25.00 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1073.20 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A 2.00 ACRE TRACT OF LAND CONVEYED AS "TRACT #1" TO EVELIN RUIZ DIAZ AND JOSE ISABEL MANDUJONO REYES, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000087289, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS SOUTH 00 DEGREES 19 MINUTES 15 SECONDS WEST, A DISTANCE OF 232.60 FEET;

THENCE, OVER AND ACROSS SAID 103.627 ACRE TRACT, AFORESAID 52 ACRE TRACT CONVEYED AS "TRACT TWO" AND AFORESAID 52 ACRE TRACT CONVEYED AS "TRACT ONE", THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 262.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 205.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 87 DEGREES 58 MINUTES 47 SECONDS WEST, A DISTANCE OF 151.69 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 85 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 404.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 23 MINUTES 23 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 49 DEGREES 23 MINUTES 23 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 85 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 23 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 85 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 40 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 23 MINUTES 23 SECONDS EAST, A DISTANCE OF 223.87 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 48 DEGREES 34 MINUTES 41 SECONDS EAST, A DISTANCE OF 14.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 87 DEGREES 13 MINUTES 56 SECONDS EAST, A DISTANCE OF 10.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 02 DEGREES 46 MINUTES 04 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 87 DEGREES 13 MINUTES 56 SECONDS WEST, A DISTANCE OF 10.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 10 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.37 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 02 MINUTES 20 SECONDS, A RADIUS OF 905.00 FEET AND A LONG CHORD THAT BEARS SOUTH 07 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 268.14 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 269.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR CORNER;

SOUTH 29 DEGREES 52 MINUTES 32 SECONDS EAST, A DISTANCE OF 13.72 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 45 MINUTES 47 SECONDS, A RADIUS OF 325.00 FEET AND A LONG CHORD THAT BEARS SOUTH 78 DEGREES 14 MINUTES 15 SECONDS EAST, A DISTANCE OF 10.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR CORNER;

SOUTH 10 DEGREES 52 MINUTES 52 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 34 MINUTES 24 SECONDS, A RADIUS OF 375.00 FEET AND A LONG CHORD THAT BEARS NORTH 77 DEGREES 49 MINUTES 56 SECONDS WEST, A DISTANCE OF 16.84 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 16.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR CORNER;

SOUTH 62 DEGREES 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 14.96 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 44 SECONDS, A RADIUS OF 905.00 FEET AND A LONG CHORD THAT BEARS SOUTH 21 DEGREES 38 MINUTES 43 SECONDS WEST, A DISTANCE OF 22.57 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 22.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR CORNER;

SOUTH 22 DEGREES 21 MINUTES 35 SECONDS WEST, A DISTANCE OF 195.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 22 DEGREES 38 MINUTES 25 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 38 MINUTES 25 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 22 DEGREES 21 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 67 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 67 DEGREES 21 MINUTES 35 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 22 DEGREES 21 MINUTES 35 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 11 MINUTES 45 SECONDS, A RADIUS OF 820.00 FEET AND A LONG CHORD THAT BEARS SOUTH 10 DEGREES 45 MINUTES 43 SECONDS WEST, A DISTANCE OF 329.71 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 331.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR CORNER;

SOUTH 52 DEGREES 20 MINUTES 34 SECONDS EAST, A DISTANCE OF 12.54 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 13 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 18.99 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 31 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 42 MINUTES 58 SECONDS, A RADIUS OF 820.00 FEET AND A LONG CHORD THAT BEARS SOUTH 09 DEGREES 38 MINUTES 31 SECONDS EAST, A DISTANCE OF 110.35 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 110.43 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR CORNER;

SOUTH 13 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 465.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 13 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 423.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF SAID 52 ACRE TRACT CONVEYED AS "TRACT TWO" AND THE COMMON EAST LINE OF A TRACT OF LAND CONVEYED TO ROY BRIAN WEBB AND ANDREA KAY CAMPBELL, AS RECORDED IN COUNTY CLERK'S FILE NO. 19991231001566030, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 04 MINUTES 26 SECONDS EAST, ALONG SAID WEST LINE OF 52 ACRE TRACT CONVEYED AS "TRACT TWO" AND SAID EAST LINE OF WEBB AND CAMPBELL TRACT, A DISTANCE OF 267.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 52 ACRE TRACT CONVEYED AS "TRACT TWO" AND AFORESAID 52 ACRE TRACT CONVEYED AS "TRACT ONE", THE FOLLOWING COURSES AND DISTANCES:

NORTH 76 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 765.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 13 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 70.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 11 MINUTES 11 SECONDS, A RADIUS OF 880.00 FEET AND A LONG CHORD THAT BEARS NORTH 09 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 110.30 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 110.37 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR CORNER;

NORTH 54 DEGREES 44 MINUTES 39 SECONDS WEST, A DISTANCE OF 13.19 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.99 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 13 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 170.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 658.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON AFORESAID WEST LINE OF 52 ACRE TRACT CONVEYED AS "TRACT TWO" AND AFORESAID EAST LINE OF WEBB AND CAMPBELL TRACT;

THENCE, NORTH 00 DEGREES 04 MINUTES 26 SECONDS EAST, ALONG SAID WEST LINE OF 52 ACRE TRACT CONVEYED AS "TRACT TWO" AND SAID EAST LINE OF WEBB AND CAMPBELL TRACT, A DISTANCE OF 319.16 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID WEBB AND CAMPBELL TRACT, THE COMMON SOUTHEAST CORNER OF AFORESAID PENMATSAS TRACT, THE COMMON NORTHWEST CORNER OF SAID 52 ACRE TRACT CONVEYED AS "TRACT TWO" AND THE COMMON SOUTHWEST CORNER OF AFORESAID 52 ACRE TRACT CONVEYED AS "TRACT ONE", FROM WHICH AN ALUMINUM MONUMENT STAMPED "R-DELTA ENGINEERS 101550" FOUND BEARS NORTH 88 DEGREES 51 MINUTES 55 SECONDS WEST, A DISTANCE OF 6.93 FEET;

THENCE, NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, ALONG THE WEST LINE OF SAID 52 ACRE TRACT CONVEYED AS "TRACT ONE" AND THE EAST LINE OF SAID PENMATSAS TRACT, A DISTANCE OF 339.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 52 ACRE TRACT CONVEYED AS "TRACT ONE", THE FOLLOWING COURSES AND DISTANCES:

NORTH 79 DEGREES 39 MINUTES 46 SECONDS EAST, A DISTANCE OF 133.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 107 DEGREES 19 MINUTES 46 SECONDS, A RADIUS OF 60.00 FEET AND A LONG CHORD THAT BEARS SOUTH 64 DEGREES 00 MINUTES 07 SECONDS EAST, A DISTANCE OF 96.67 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 112.40 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28 DEGREES 04 MINUTES 21 SECONDS, A RADIUS OF 25.00 FEET AND A LONG CHORD THAT BEARS NORTH 76 DEGREES 22 MINUTES 11 SECONDS EAST, A DISTANCE OF 12.13 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 12.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 35 MINUTES 39 SECONDS EAST, A DISTANCE OF 65.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 31 MINUTES 14 SECONDS, A RADIUS OF 825.00 FEET AND A LONG CHORD THAT BEARS NORTH 85 DEGREES 08 MINUTES 44 SECONDS EAST, A DISTANCE OF 151.27 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 151.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 53 MINUTES 07 SECONDS EAST, A DISTANCE OF 288.98 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 29 MINUTES 17 SECONDS, A RADIUS OF 325.00 FEET AND A LONG CHORD THAT BEARS SOUTH 88 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 135.08 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 136.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 13 DEGREES 52 MINUTES 24 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 07 MINUTES 36 SECONDS EAST, A DISTANCE OF 11.77 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 60 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 14.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 04 MINUTES 03 SECONDS, A RADIUS OF 845.00 FEET AND A LONG CHORD THAT BEARS NORTH 08 DEGREES 08 MINUTES 22 SECONDS EAST, A DISTANCE OF 250.78 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 251.71 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA" SET FOR CORNER;

NORTH 46 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 13.89 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 87 DEGREES 13 MINUTES 56 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 02 DEGREES 46 MINUTES 04 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 87 DEGREES 13 MINUTES 56 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 41 DEGREES 25 MINUTES 16 SECONDS EAST, A DISTANCE OF 13.94 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 04 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 222.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 49 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 85 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 04 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 85 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 40 DEGREES 36 MINUTES 37 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 04 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 85 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 260.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 84 DEGREES 18 MINUTES 02 SECONDS WEST, A DISTANCE OF 39.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 81 DEGREES 40 MINUTES 52 SECONDS WEST, A DISTANCE OF 39.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 23 MINUTES 48 SECONDS WEST, A DISTANCE OF 44.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 08 MINUTES 40 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 56 MINUTES 38 SECONDS WEST, A DISTANCE OF 53.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 87 DEGREES 07 MINUTES 58 SECONDS WEST, A DISTANCE OF 56.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 85.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 24 MINUTES 21 SECONDS WEST, A DISTANCE OF 18.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 35 MINUTES 39 SECONDS WEST, A DISTANCE OF 190.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF AFORESAID 52 ACRE TRACT CONVEYED AS "TRACT ONE" AND THE EAST LINE OF AFORESAID PENMATSAS TRACT;

THENCE, NORTH 00 DEGREES 24 MINUTES 21 SECONDS EAST, ALONG SAID WEST LINE OF 52 ACRE TRACT CONVEYED AS "TRACT ONE" AND SAID EAST LINE OF PENMATSAS TRACT, A DISTANCE OF 1244.37 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 67.290 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, _____, ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **SOUTHEAST COLLIN COUNTY MUD NO. 1**, AN ADDITION TO THE COUNTY OF COLLIN TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS USE THE STREETS AND EASEMENTS SHOWN THEREON, EXCEPT THE PRIVATE EASEMENTS SHOWN THEREON TO THE _____, NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS PLAT AND DEDICATION TO THE CONTRARY.

BY: _____
NAME
TITLE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATE

I, CHRIS MATTEO, OF LJA SURVEYING, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

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.

CHRIS MATTEO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6501



THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED CHRIS MATTEO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

**A
FINAL PLAT
OF
SOUTHEAST COLLIN
COUNTY MUD NO. 1
IN THE
W.C. WARD SURVEY, ABSTRACT NO. 949
COLLIN COUNTY, TEXAS**
LOTS 1-50 & 1X-6X, BLOCK A
LOTS 1-62 & 1X, BLOCK B
LOTS 1-32 & 1X, BLOCK C
LOTS 1-38, BLOCK D; LOTS 1-18, BLOCK E;
LOTS 1-16 & 1X, BLOCK F
& LOTS 1X-2X, BLOCK X
67.290 ACRES
216 RESIDENTIAL LOTS
9 NON-RESIDENTIAL LOTS

Date: APRIL 2025 JOB NO. 0371

LJA SURVEYING, INC.

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Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382