

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 5427 FARM TO MARKET ROAD 546, in the City of PRINCETON, COLLIN County, Texas.

STATE OF TEXAS:
COUNTY OF COLLIN:

Being all that certain lot, tract or parcel of land situated in the W. D. THOMPSON SURVEY, Abstract No. 892, same tract of land as described in deed to Princeton Properties, LLC, recorded under instrument No. 20150130000108740, Deed Records of Collin County, Texas (D.R.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a Spindle found lying in County Road 728, at the Southwest corner of a tract of land as described in deed to 546 Realty LLC., a Texas LLC, recorded under instrument No. 20220418000617490, (D.R.C.T.) at the Northwest corner of said Princeton Properties LLC, tract described herein;

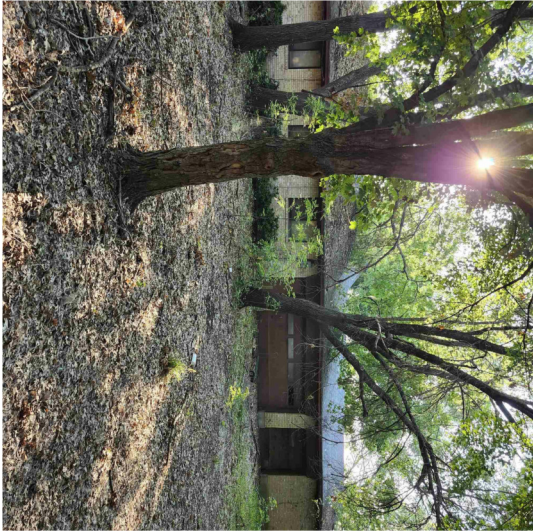
THENCE, along said County Road 728, South 88 degrees 21 minutes 59 seconds East, a distance of 403.12 feet to a point for corner at the Southeast corner of a tract of land as described in deed to Hong Chao Zhu, recorded under instrument No. 202400015292, (D.R.C.T.) at the Southwest corner of a tract of land as described in deed to Spencer Davis Jackson, Jr. and Alexis Beverly Ficia Jackson, a married couple, recorded under instrument No. 20191127001519320, (D.R.C.T.), from which a 11/2 inch red-capped iron rod found for reference bears South 80 degrees 56 minutes 28 seconds East, a distance of 0.01 feet;

THENCE, continuing along said County Road 728, South 88 degrees 21 minutes 59 seconds East, a distance of 542.29 feet to point for corner in the South line of said Jackson tract, at the Northwest corner of a tract of land as described in deed to Daniel Schmoll and Marsha Samml, recorded in Volume 4603, Page 1929, (D.R.C.T.);

THENCE, South 00 degrees 50 minutes 30 seconds West, a distance of 1,071.75 feet to a 1/2 inch iron rod found in the Northeast line of Farm to Market Road 546, at a Northwest corner of a tract of land as described in deed to Thomas C. Hampton II and Maria A. Hampton, recorded under instrument No. 2004-0096093, (D.R.C.T.);

THENCE, along said Northeast line, North 42 degrees 16 minutes 30 seconds West, a distance of 809.81 feet to a WROW Monument found;

THENCE, continuing along said Northeast line, North 37 degrees 35 minutes 47 seconds West, a distance of 630.28 feet to the PLACE OF BEGINNING and containing a total of 527,385 square feet or 12.107 acres of land of which 15,556 square feet or 0.350 acres of land lies in County Road 728.



THOMAS C. HAMPTON II
& MARIA A. HAMPTON
INST. NO. 2004-0096093

12.107 ACRES
527,385 SF

FARM TO MARKET ROAD 546

COUNTY ROAD 728

SPENCER DAVIS JACKSON, JR. &
ALEXIS BEVERLY FICIA JACKSON,
HUSBAND AND WIFE
INST. NO. 20191127001519320

HONG CHAO ZHU
INST. NO. 202400015292

546 REALTY LLC, A TEXAS LLC
INST. NO. 20220418000617490
A NW CORNER OF
546 REALTY LLC,
A TEXAS LLC,
TRACT

MAC MATHIAS FOUND
WASHER, LLC

PLACE OF
BEGINNING

1/2" RC IRF FOR REFERENCE
S 80° 56' 26" E - 0.01'

COUNTY ROAD 728

L2

L1

OHPL

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