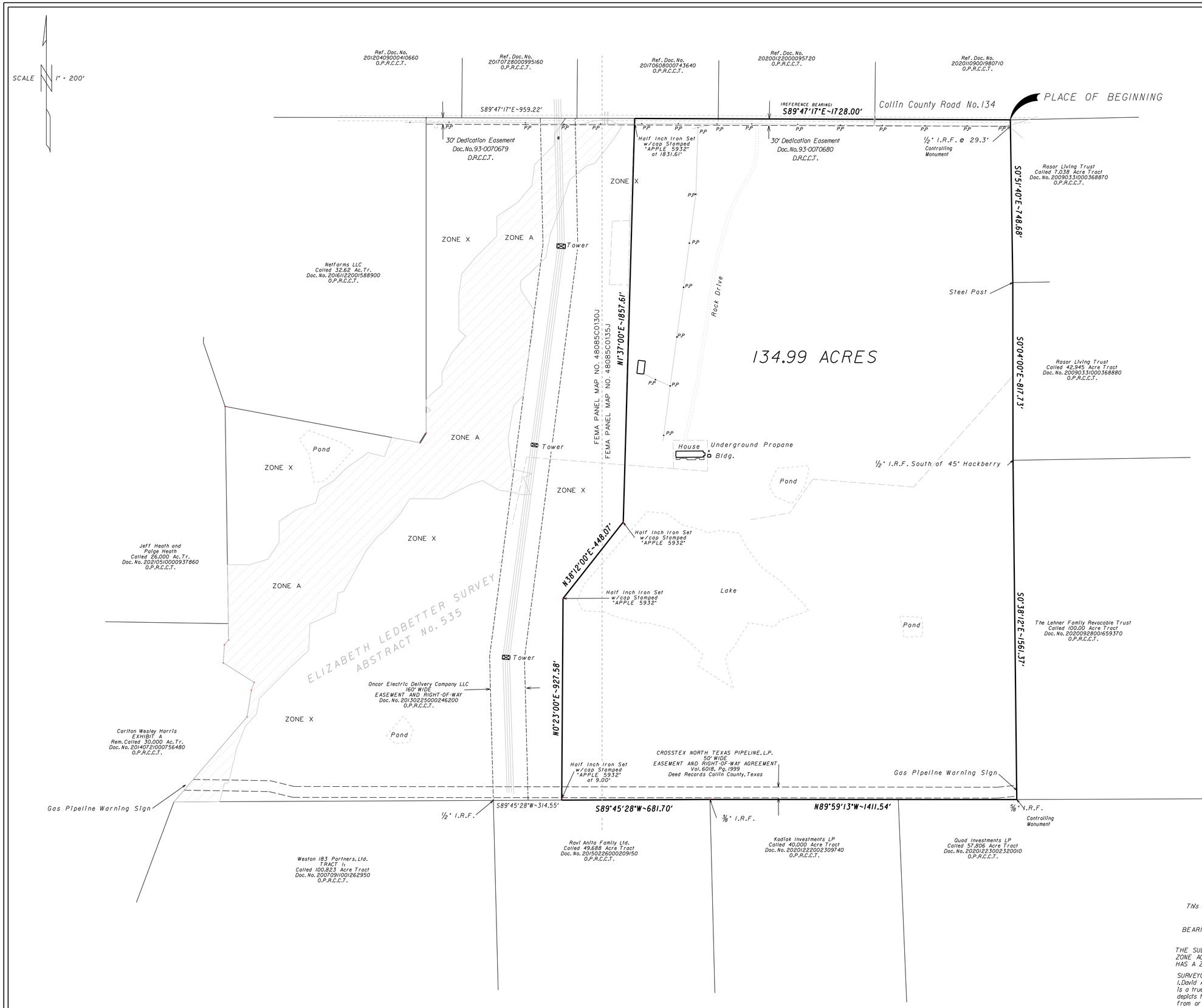

LEGAL DESCRIPTION FOR A 134.99 ACRE TRACT OF LAND

SITUATED In Collin County, Texas, a part of the ELIZABETH LEDBETTER SURVEY, ABSTRACT No. 535, being part of a called 230.99 acre tract of land conveyed to Maroon Star Partners, LLC, recorded In document number 20210810001610060, Official Public Records of said county and being more fully described by metes and bounds as follows:

BEGINNING at a point for the northeast corner of said 230.99 acre tract, being the northwest corner of a called 7.038 acre tract of land conveyed to Rasor Living Trust, recorded In document number 20090331000368870, Official Public Records of said county and being near the center of Collin County Road No.134;

THENCE South 0 degrees 51 minutes 40 seconds East, with the west line of said 7.038 acre tract passing a half inch iron rod found at 29.3 feet, in all a total distance of 748.68 feet to a Steel Post;

THENCE South 0 degrees 04 minutes 00 seconds East, a distance of 817.73 feet to a half inch iron rod found on the south side of a 45 inch hackberry tree for the southwest corner of a called 42.945 acre tract of land conveyed to Rasor Living Trust, recorded In document number 20090331000368870, Official Public Records of said county and being the northwest corner of a called 100.00 acre tract of land, conveyed to The Lehner Family Revocable Trust, recorded In document number 20200928001659370, Official Public Records of said county;

THENCE South 0 degrees 38 minutes 12 seconds East, a distance of 1561.37 feet to a ⅝ inch iron rod found for the southeast corner of said 230.99 acre tract;

THENCE North 89 degrees 59 minutes 13 seconds West, a distance of 1411.54 feet to a ⅝ inch iron rod found for the northwest corner of a called 40.000 acre tract of land conveyed to Kodiak Investments LP, recorded In document number 20201223002309740, Official Public Records of said county and being the northeast corner of a called 49.688 acre tract of land conveyed to Ravi Anita Family Ltd., recorded In document number 20150226000209150, Official Public Records of said county;

THENCE South 89 degrees 45 minutes 28 seconds West, a distance of 681.70 feet to a point for the southwest corner of herein described tract, whence a half inch iron rod found for the northwest corner of said 49.688 acre tract and being the northeast corner of a called 100.823 acre tract of land conveyed to Weston 183 Partners, Ltd., recorded In document number 20070910001262950, Official Public Records of said county, bears South 89 degrees 45 minutes 28 seconds West, a distance of 314.55 feet;

THENCE In a northerly direction for the western line of herein described tract of land the following three calls:

North 0 degrees 23 minutes 00 seconds East, at 9.00 feet passing a half inch iron rod set with a blue cap stamped APPLE 5932, in all a total distance of 927.58 feet to a half inch iron rod set with a blue cap stamped APPLE 5932 for corner;

North 38 degrees 12 minutes 00 seconds East, a distance of 448.07 feet to a half inch iron rod set with a blue cap stamped APPLE 5932 for corner;

North 1 degree 37 minutes 00 seconds East, at 1831.61 feet passing a half inch iron rod set with a blue cap stamped APPLE 5932 by a steel corner post, in all a total distance of 1857.61 feet to a point for the northwest corner of herein described tract of land and being near the center of said county road;

THENCE South 89 degrees 47 minutes 17 seconds East, with said county road a distance of 1728.00 feet to the PLACE OF BEGINNING and containing 134.99 acres of land.

On the ground survey performed Month of June, 2023 by.
David Apple, RPLS 5932
402 S. Morrow Street
Blue Ridge, Texas 75424
Cel. No. 469-667-3430
rpls5932@yahoo.com

STATE OF TEXAS REGISTERED DAVID APPLE 5932 PROFESSIONAL LAND SURVEYOR

DATE 6/19/2023

This survey provided without the benefit of a title policy.

BEARINGS BASED ON NAD 83, North Central Texas Zone 4202

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C0130J AND 48085C0135J DATED June 2, 2009.

SURVEYOR'S CERTIFICATION:
I, David Apple, Texas Registered Professional Land Surveyor No. 5932, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said Property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.