PROPERTY DESCRIPTION:

BEING A 13.414 ACRE TRACT OF LAND SITUATED IN THE M. I. GIMENEZ SURVEY, ABSTRACT NO. 338, COLLIN COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JUAN RUIZ AND WIFE, MARIA RUIZ. AS RECORDED IN INSTRUMENT NO. 20170320000356220, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID RUIZ TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BUFORD R. GREEN AND KAREN ANN GREEN, AS RECORDED IN INSTRUMENT NO. 2001-0010085 (VOLUME 4844, PAGE 2714), OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID IRON ROD BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RAYMOND EDWARD HANCOCK, AS RECORDED IN INSTRUMENT NO. 20141201001306410, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 01° 48' 28" EAST. A DISTANCE OF 1.120.55 FEET ALONG THE COMMON LINE OF SAID RUIZ AND GREEN TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A FOUND 60D NAIL BEARS SOUTH 69° 04' 57" WEST - 0.78 OF ONE FOOT, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID RUIZ TRACT AND THE NORTHEAST CORNER OF SAID GREEN TRACT, BEING IN COUNTY ROAD 739;

THENCE NORTH 89° 35' 00" EAST, A DISTANCE OF 105.67 FEET ALONG SAID COUNTY ROAD 739 TO A 1/2-INCH IRON ROD FOUND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 00° 47' 25" WEST - 24.98 FEET, SAID IRON ROD FOUND BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID RUIZ TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MOHAMMAD S. AZAM, AS RECORDED IN INSTRUMENT NO. 2025000020260, AFORESAID OFFICIAL PUBLIC RECORDS:

THENCE SOUTH 00° 15' 33" EAST, A DISTANCE OF 209.44 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID AZAM TRACT:

THENCE NORTH 89° 41' 39" EAST, A DISTANCE OF 384.41 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON PIPE FOUND AT THE MOST SOUTHERLY NORTHEAST CORNER OF AFORESAID RUIZ TRACT AND THE SOUTHEAST CORNER OF SAID AZAM TRACT;

THENCE SOUTH 43° 28' 11" EAST, A DISTANCE OF 333.63 FEET ALONG THE NORTHEAST LINE OF SAID RUIZ TRACT TO A 3/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CUI WAI, AS RECORDED IN INSTRUMENT NO. 20180705000840090, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 46° 39' 12" WEST, A DISTANCE OF 146.89 FEET ALONG THE COMMON LINE OF SAID RUIZ AND WAI TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE WEST CORNER OF SAID WAI TRACT:

THENCE SOUTH 43° 17' 16" EAST, A DISTANCE OF 184.68 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 84° 12' 22" EAST - 20.50 FEET, SAID IRON ROD SET BEING THE MOST NORTHERLY SOUTHEAST CORNER OF SAID RUIZ TRACT AND THE SOUTH CORNER OF SAI WAI TRACT, BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO GLENN WILSFORD AND TANYA WILSFORD, AS RECORDED IN INSTRUMENT NO. 20161020001420930, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 01° 54' 56" WEST, A DISTANCE OF 439.41 FEET ALONG THE EAST LINE OF SAID RUIZ TRACT TO A 1/2-INCH IRON PIPE FOUND AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID RUIZ TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DARREN CUNNINGHAM AND WIFE, GERRI ROBIN CUNNINGHAM, AS RECORDED IN INSTRUMENT NO. 20100420000384200, SAID OFFICIAL PUBLIC RECORDS, SAID IRON PIPE BEING ON THE AFORESAID NORTH LINE OF HANCOCK TRACT;

THENCE WEST, A DISTANCE OF 574.60 FEET ALONG THE COMMON LINE OF SAID RUIZ AND HANCOCK TRACTS TO THE POINT OF BEGINNING AND CONTAINING 584,318 SQUARE FEET OR 13.414 ACRES OF LAND.

GF#: L-25-845216-LD

BORROWER: MARIA RUIZ

TITLE CO.: CAPITAL TITLE

PREMIER JOB #: 25-01237

TECH: MSP/AV DATE: 03/20/25

FIELD DATE: 03/17/25

FEMA NOTE

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. 48085C0430 J. DATED JUNE 2, 2009.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT FASEMENTS. CONFLICTS. NTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS NOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE

3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE

4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE

ITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE

RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH

ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAF THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.

5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

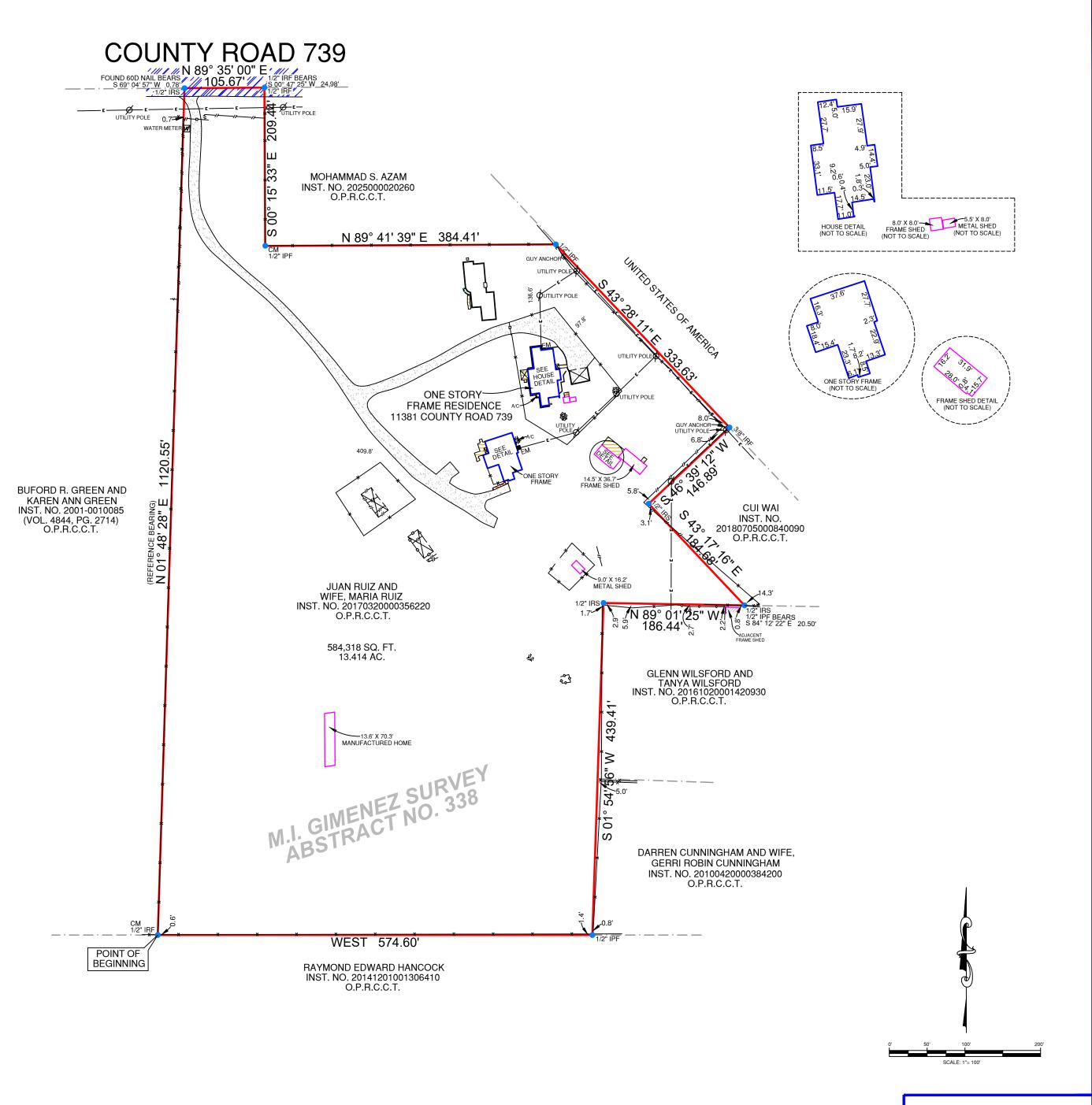
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HÄZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE. 7) THE EXISTING LITILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON

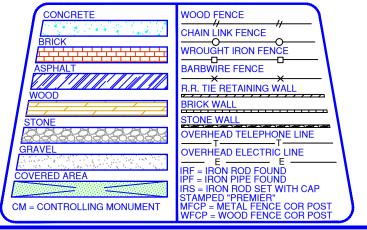
HIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES. NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES

8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

11381 COUNTY ROAD 739 CITY OF PRINCETON COLLIN COUNTY, TEXAS











Fax: 855-892-0468

Firm Registration No. 10146200

