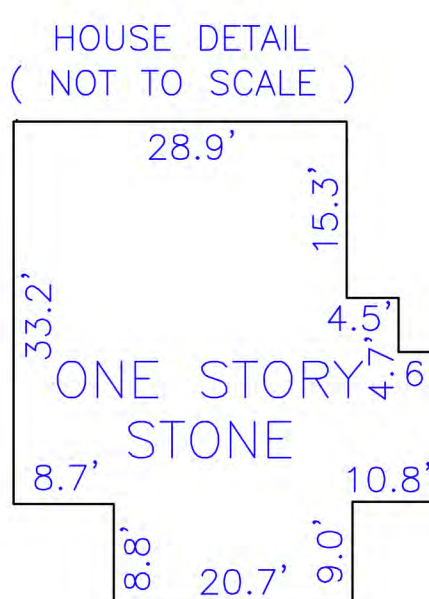
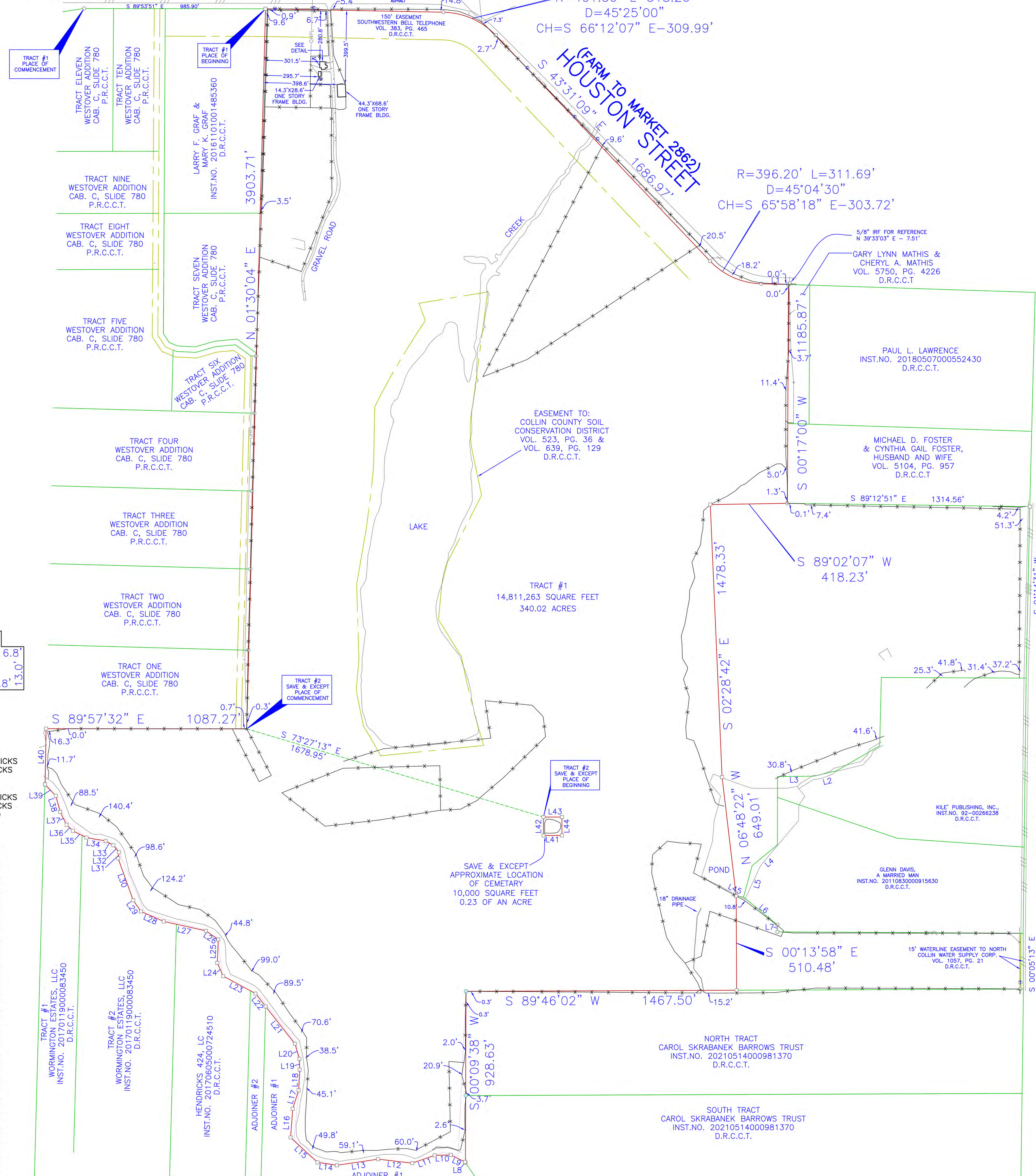
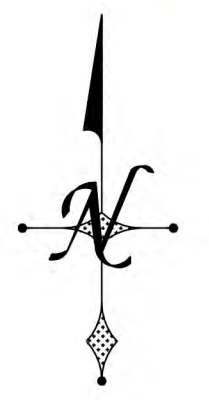


(FARM TO MARKET 2862) HOUSTON STREET S 88°54'37" E 964.88'



ADJOINER #1 - BRENT A. HENDRICKS AND WIFE & TERESA G. HENDRICKS VOL. 5435, PG. 1193 D.R.C.C.T.
 ADJOINER #2 - BRENT A. HENDRICKS AND WIFE & TERESA G. HENDRICKS INST.NO. 20201207002193000 D.R.C.C.T.

LINE	LENGTH	BEARING
L1	148.00	S88°36'37"E
L2	125.90	S76°31'11"W
L3	196.50	S89°30'11"W
L4	178.70	S50°21'11"W
L5	175.40	S19°03'11"W
L6	238.80	S50°35'49"E
L7	38.00	S00°04'11"W
L8	4.97	N57°31'22"W
L9	85.48	N63°38'57"W
L10	87.39	S88°23'38"W
L11	128.84	S71°01'17"W
L12	186.21	N63°28'52"W
L13	225.94	S81°35'24"W
L14	108.23	N81°36'23"W
L15	199.14	S47°12'12"E
L16	155.74	N04°14'15"E
L17	106.51	N17°39'36"E
L18	111.80	N02°49'53"E
L19	58.74	N00°59'10"W
L20	85.08	N16°46'50"W
L21	257.19	N36°05'01"W
L22	88.61	N36°05'01"W
L23	199.65	N61°35'38"W
L24	78.15	N23°49'54"W
L25	127.42	N02°19'07"E
L26	81.75	N58°30'42"W
L27	234.05	N77°21'03"W
L28	134.93	N86°22'40"W
L29	73.37	N54°30'04"W
L30	241.30	N19°43'56"W
L31	35.39	N07°02'35"E
L32	48.53	N34°44'39"W
L33	48.03	N60°30'27"W
L34	105.33	N80°13'06"W
L35	82.36	N63°24'45"W
L36	47.88	N46°22'24"W
L37	77.99	N26°14'26"W
L38	69.94	N18°14'12"W
L39	85.16	N43°20'15"W
L40	301.86	N01°09'34"E
L41	100.00	WEST
L42	100.00	NORTH
L43	100.00	EAST
L44	100.00	SOUTH
L45	120.85	S69°56'20"E

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CAPITAL TITLE
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

TITLE AND ABSTRACTING WORK FURNISHED BY CAPITAL TITLE

TRACT #1

BEING all that certain lot, tract or parcel of land situated in the John Rowland Survey, Abstract No. 784, Collin County, Texas, being a tract of land described in deed to Brunhild Investments, Inc., recorded under Instrument No. 92-0033855, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:
 COMMENCING from a wood right-of-way Marker found for corner in the South line of Houston Street, at the North corner of Tract Eleven of Westover Addition, an Addition to the City of Anna, Collin County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 780, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE South 89 deg. 53 min. 51 sec. East, with the said South line of Houston Street, a distance of 985.90 feet to a point for corner at the Northeast corner of a tract of land described in deed to Larry F. Graf and Mary K. Graf, recorded under Instrument No. 201611001485360 (D.R.C.C.T.), being the Northwest corner of said Brunhild Investments tract, and being the PLACE OF BEGINNING;
 THENCE South 88 deg. 54 min. 37 sec. East, a distance of 964.88 feet to a 1/2 inch "Barta and Holland INC." capped iron rod found for corner, being the beginning of a curve to the right having a central angle of 45 deg. 25 min. 00 sec., a radius of 401.50 feet, and a chord bearing and distance of South 66 deg. 12 min. 07 sec. East, 309.99 feet;
 THENCE Southeastly along said curve to the right on an arc distance of 318.26 feet to a point for corner;
 THENCE South 43 deg. 31 min. 09 sec. East, a distance of 1,686.97 feet to a 1/2 inch "Barta and Holland INC." capped iron rod found for corner, being the beginning of a curve to the left having a central angle of 45 deg. 04 min. 30 sec., a radius of 396.20 feet, and a chord bearing and distance of South 65 deg. 58 min. 18 sec. East, 303.72 feet;
 THENCE Southeastly along said curve to the left on an arc distance of 311.69 feet to a 1/2 inch "Barta and Holland INC." capped iron rod found for corner;
 THENCE South 88 deg. 36 min. 37 sec. East, a distance of 148.00 feet to a point for corner at the Northwest corner of a tract of land described in deed to Gary Lynn Mathis and Cheryl A. Mathis, recorded in Volume 5750, Page 4226 (D.R.C.C.T.), from which a 5/8 inch iron rod found for reference bears North 39 deg. 33 min. 03 sec. East, a distance of 7.51 feet;
 THENCE South 00 deg. 17 min. 00 sec. West, a distance of 1,185.87 feet to a 1/2 inch iron rod found for corner at the Southwest corner of a tract of land described in deed to Michael D. Foster and Cynthia Gail Foster, husband and wife, recorded in Volume 5104, Page 957 (D.R.C.C.T.);
 THENCE South 89 deg. 02 min. 07 sec. West, a distance of 418.23 feet to a point for corner;
 THENCE South 02 deg. 28 min. 42 sec. East, a distance of 1478.33 feet to a point for corner;
 THENCE South 06 deg. 48 min. 22 sec. East, a distance of 649.01 feet to a point for corner;
 THENCE South 00 deg. 13 min. 58 sec. East, a distance of 510.48 feet to a point for corner in the North line of a tract of land known as "North Tract" described in deed to Carol Skrabanek Barrows Trust, recorded under Instrument No. 20210514000981370 (D.R.C.C.T.);
 THENCE South 89 deg. 46 min. 02 sec. West, a distance of 1467.50 feet to a post for corner;
 THENCE South 00 deg. 09 min. 38 sec. West, a distance of 928.63 feet to a point for corner at the Westerly Southwest corner of a tract of land known as "South Tract" described in said Carol Skrabanek Barrows Trust tract;
 THENCE the following courses and distances meandering along the center of a creek:

North 37 deg. 31 min. 22 sec. West, a distance of 4.97 feet to a point for corner;
 North 63 deg. 38 min. 57 sec. West, a distance of 85.48 feet to a point for corner;
 South 88 deg. 23 min. 38 sec. West, a distance of 87.39 feet to a point for corner;
 South 71 deg. 01 min. 17 sec. West, a distance of 128.64 feet to a point for corner;
 North 83 deg. 26 min. 52 sec. West, a distance of 186.21 feet to a point for corner;
 South 81 deg. 35 min. 24 sec. West, a distance of 225.94 feet to a point for corner;
 North 81 deg. 36 min. 23 sec. West, a distance of 106.23 feet to a point for corner;
 South 47 deg. 12 min. 17 sec. East, a distance of 199.14 feet to a point for corner;
 North 04 deg. 14 min. 15 sec. East, a distance of 155.74 feet to a point for corner;
 North 17 deg. 39 min. 36 sec. East, a distance of 105.31 feet to a point for corner;
 North 02 deg. 49 min. 53 sec. East, a distance of 111.80 feet to a point for corner;
 North 00 deg. 59 min. 10 sec. West, a distance of 58.74 feet to a point for corner;
 North 16 deg. 46 min. 50 sec. West, a distance of 85.08 feet to a point for corner;
 North 38 deg. 06 min. 01 sec. West, a distance of 257.19 feet to a point for corner;
 North 38 deg. 09 min. 53 sec. West, a distance of 88.61 feet to a point for corner;
 North 61 deg. 35 min. 38 sec. West, a distance of 199.65 feet to a point for corner;
 North 23 deg. 49 min. 54 sec. West, a distance of 78.15 feet to a point for corner;
 North 02 deg. 19 min. 07 sec. East, a distance of 127.42 feet to a point for corner;
 North 55 deg. 35 min. 42 sec. West, a distance of 61.75 feet to a point for corner;
 North 77 deg. 21 min. 03 sec. West, a distance of 234.05 feet to a point for corner;
 North 66 deg. 20 min. 40 sec. West, a distance of 134.93 feet to a point for corner;
 North 34 deg. 35 min. 04 sec. West, a distance of 73.37 feet to a point for corner;
 North 19 deg. 43 min. 56 sec. West, a distance of 241.30 feet to a point for corner;
 North 07 deg. 07 min. 35 sec. East, a distance of 33.39 feet to a point for corner;
 North 38 deg. 44 min. 39 sec. West, a distance of 48.53 feet to a point for corner;
 North 60 deg. 30 min. 27 sec. West, a distance of 48.03 feet to a point for corner;
 North 80 deg. 13 min. 06 sec. West, a distance of 105.33 feet to a point for corner;
 North 63 deg. 34 min. 45 sec. West, a distance of 82.36 feet to a point for corner;
 North 46 deg. 22 min. 24 sec. West, a distance of 47.88 feet to a point for corner;
 North 26 deg. 14 min. 26 sec. West, a distance of 77.99 feet to a point for corner;
 North 15 deg. 14 min. 12 sec. West, a distance of 89.94 feet to a point for corner;
 North 43 deg. 20 min. 15 sec. West, a distance of 85.16 feet to a point for corner;
 North 01 deg. 09 min. 34 sec. East, a distance of 301.86 feet to a point for corner at the Southwest corner of Tract One of said Westover Addition;

THENCE South 89 deg. 57 min. 32 sec. East, a distance of 1,087.27 feet to a 5/8 inch iron pipe found for corner at the Southeast corner of said Tract One;
 THENCE North 01 deg. 30 min. 04 sec. East, a distance of 3,903.71 feet to the PLACE OF BEGINNING and containing 14,811,241 square feet or 340.02 acres of land.

TRACT #2 (SAVE & EXCEPT)

BEING a portion of land situated in the John Rowland Survey, Abstract No. 784, Collin County, Texas, being a tract of land described in deed to Brunhild Investments, Inc., recorded under Instrument No. 92-0033855, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from a 5/8 inch iron pipe found for corner in the Northerly West line of said Brunhild Investments, INC. tract, at the Southeast corner of Tract One of Westover Addition, an Addition to the City of Anna, Collin County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 780, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE South 73 deg. 27 min. 13 sec. East, a distance of 1,678.95 feet to a point for corner at the Northwest corner of said Save and Except tract;
 THENCE East a distance of 100.00 feet to a point for corner;
 THENCE South a distance of 100.00 feet to a point for corner;
 THENCE West a distance of 100.00 feet to a point for corner;
 THENCE North a distance of 100.00 feet to the PLACE OF BEGINNING and containing 10,000 square feet or 0.23 of an acre of land.

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS VOL. 383, PG. 463; VOL. 383, PG. 465; VOL. 523, PG. 34; VOL. 545, PG. 151
 BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

ACCEPTED BY: _____

1529 E I-30, STE. 103
 GARLAND, TEXAS 75043
 FIRM REGISTRATION NO. 10194366

SURVEY PLAT

BURNS SURVEYING

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 No. 5880 FARM TO MARKET ROAD 2862, in the City of ANNA, COLLIN COUNTY, Texas

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 300'
 Date: 12-26-2021
 G. F. No. 21-644072-LS
 Drawn by: BM

LEGEND
 WOOD FENCE --- TEXT
 CHAIN LINK --- IMPROVEMENTS
 IRON FENCE --- BOUNDARY LINE
 WIRE FENCE --- RESIDENCE
 --- OHPL --- OVERHEAD POWER LINE
 --- OHSL --- OVERHEAD SERVICE LINE
 CM --- CONTROLLING MONUMENT
 MB --- MONUMENT OF RECORD DIGNITY
 1/2" IRON ROD FOUND
 3/8" IRON ROD FOUND
 POST FOR CORNER
 POINT FOR CORNER
 5/8" IRON ROD FOUND
 1/4" NAL FOUND & 5/8" IRON PIPE FOUND
 C --- CABLE E --- ELECTRIC
 G --- CLEAN OUT PE --- POOL EQUIP
 M --- GAS METER P --- POWER LINE
 F --- FIRE HYDRANT T --- TELEPHONE
 L --- LIGHT POLE W --- WATER METER
 H --- MANHOLE V --- WATER VALVE
 (UNLESS OTHERWISE NOTED)

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR BARRY S. RHODES 3691