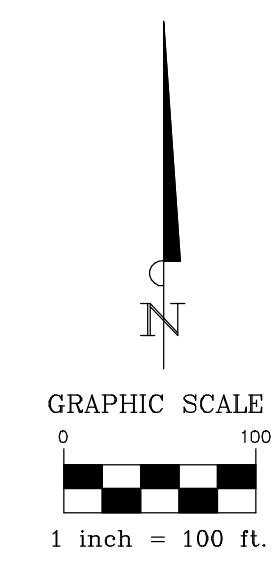


ANNALAND, LTD.
Vol. 5799, Pg. 2562,
D.R.C.C.T.

Clay Don Bourland and spouse, Brenda Sue Bourland Document No. 20170117000061930, O.P.R.C.C.T.

Scott Bourland and wife, Kim Bourland Document No. 20120622000745540, O.P.R.C.C.T.



ABBREVIATIONS

- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Mets and Bounds Description: (40.004 Acres)

Being a tract of land, situated in the H. T. Chenoweth Survey, Abstract No. 158, in Collin County, Texas, and being all of those tracts of land, described by deed to Joan Ardon Williamson, as recorded in Volume 900, Page 53, of the Deed Records, Collin County, Texas (D.R.C.C.T.) (Tract One) and to Kent Cornelius Stryker Williamson, as recorded under Document No. 20170721000962310, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) (Tract Two), and to Joan Williamson Hunter and Kent C. Williamson, Trustees, as recorded under Document No. 20110701000684190, O.P.R.C.C.T. (Tract Three), and to Joan Williamson Hunter and Charles Michael Hunter, as recorded under Document No. 2018116001420200, O.P.R.C.C.T. (Tract Four), said tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the northwesterly corner of Tract One, same being the southwest corner of a tract of land, described by deed to Annaland, Ltd., as recorded in Volume 5799, Page 2562, D.R.C.C.T., and also being in the easterly line of a tract of land, described by deed to Scott Bourland and wife, Kim Bourland, as recorded under Document No. 20120622000745540, O.P.R.C.C.T.;

THENCE South 89°54'00" East, along the common line between said Annaland, Ltd. tract, and Tracts One, Two Three and Four, a distance of 2378.90' to a 1/2" iron rod found for the northeasterly corner of said Tract Four, same being the most southerly southeast corner of said Annaland, Ltd. tract, said corner also being in the westerly line of a tract of land, described by deed to Verla Sue Holland, as recorded under County Clerk's File No. 95-0011069, D.R.C.C.T., and also being in a County Road No. 827 (unimproved);

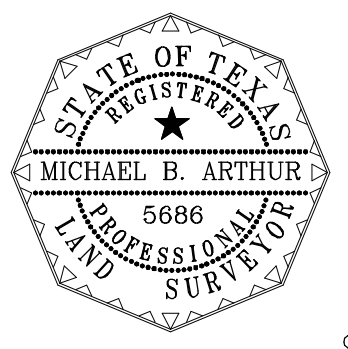
THENCE South 00°48'18" East, along said County Road No. 827, same being the common line between said Holland tract and Tract Four, a distance of 732.16' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the southeasterly corner of said Tract Four, same being the northeasterly corner of a tract of land, described by deed to Twin Rivers Estates, LLC, as recorded under Document No. 20080229000243760, O.P.R.C.C.T.;

THENCE North 89°53'00" West, along the southerly line of Tract One, Two Three and Four, same being the northerly line of said Twin Rivers Estates, LLC tract, a distance of 2384.08' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southeasterly corner of said Tract One, same being the northwesterly corner of said Twin Rivers Estates, LLC tract;

THENCE North 00°24'00" West, along the westerly line of said Tract One, a distance of 731.40' to the **POINT OF BEGINNING** and containing 40.004 acres of land, more or less.

Surveyor's Certification:

This survey was completed without the benefit of a current title commitment. I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plot herein represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.



SYMBOLS LEGEND

—x—x—	Wire Fence	—WV—	Water Valve
—W—W—	Wood Fence	—WM—	Water Meter
—C—C—	Chain Link Fence	—FH—	Fire Hydrant
—A—A—	Concrete	—ICV—	Irrigation Control Valve
—S—S—	Asphalt	—SSC—	Sanitary Sewer Cleanout
—L—L—	Light Standard	—SMH—	Sanitary Sewer Manhole
—G—G—	Guy Wire/Anchor	—SDM—	Storm Drain Manhole
—U—U—	Utility Pole	—GM—	Gas Meter
—O—O—	Overhead Wires	—GV—	Gas Valve

General Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No(s). 48085C0135J and 48085C0155J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and also partially in Shaded Zone "A", described by said map to be, "Special Flood Hazard Areas without base flood elevations". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
- The surveyor has relied on the herein described subject deeds with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings are based on the northerly line of that tract of land, described by deed to Joan Ardon Williamson, as recorded in Volume 900, Page 53, Deed Records, Collin County, Texas.

BOUNDARY SURVEY
40.004 Acres
H.T. Chenoweth Survey,
Abstract No. 158
Collin County, Texas

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