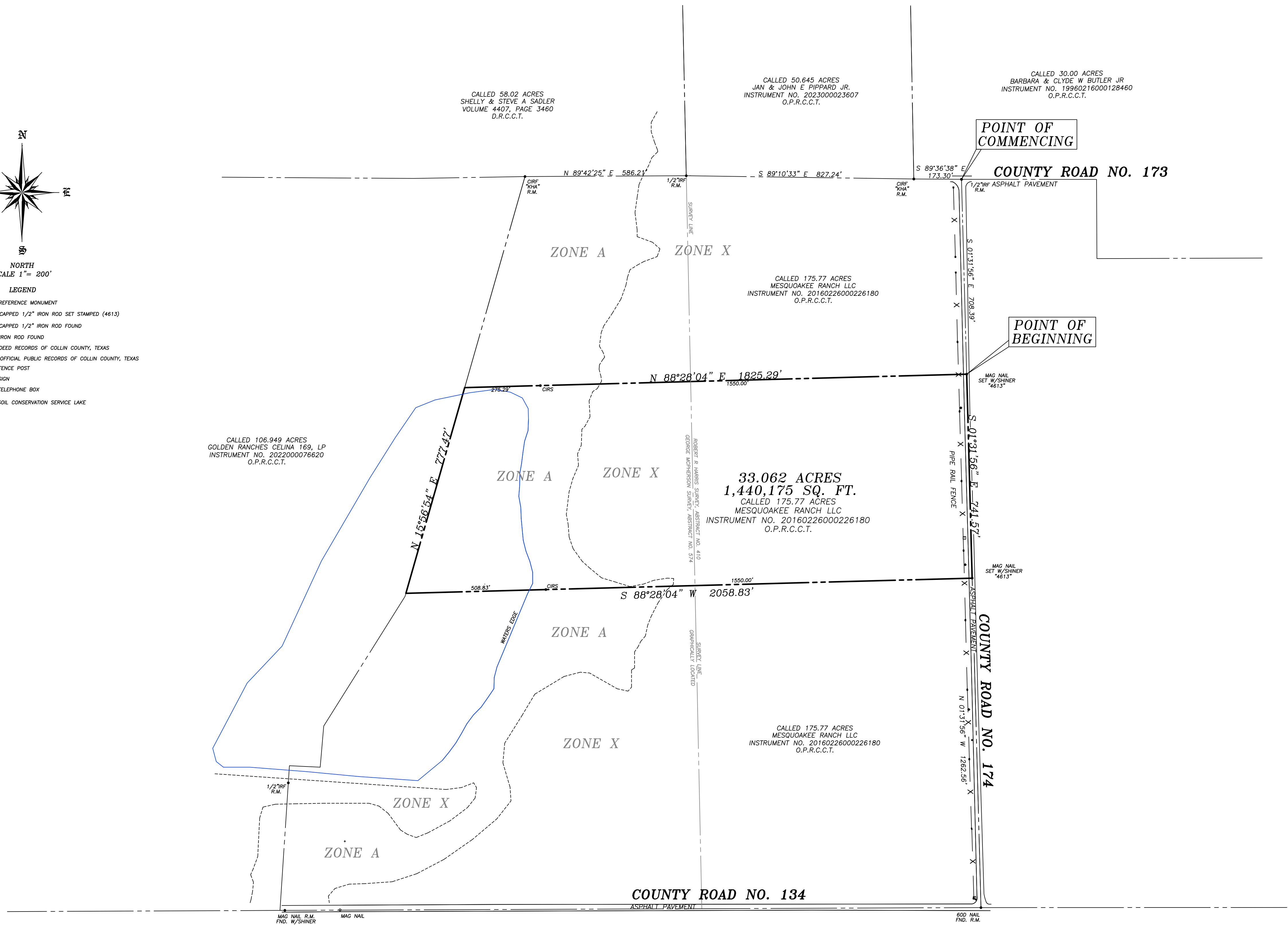


LEGEND

R.M. = REFERENCE MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
CIRF = CAPPED 1/2" IRON ROD FOUND
IRF = IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D = FENCE POST
◆ = SIGN
T = TELEPHONE BOX
SCS LAKE = SOIL CONSERVATION SERVICE LAKE



FLOODPLAIN NOTE:

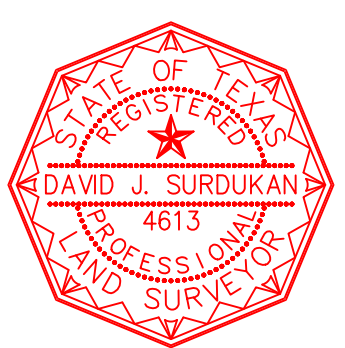
According to the Flood Insurance Rate Map (FIRM) Map No. 48085C0130 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, portions of this tract lie with in Zone A (Shaded Without Base Flood Elevation) and Zone X (Unshaded). GRAPHICALLY LOCATED ON SURVEY

- NOTES:**
1. The original copy will have original signatures, stamp seal and an impression seal.
 2. Copyright 2023, Surdukan Surveying, Inc.
 3. This survey is being provided solely for the use of the current parties.
 4. This survey is subject to all easements of record.
 5. The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0. Coordinates shown are not grid coordinates.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure, as adopted by the Texas Board of Professional Engineers and Land Surveyors effective July 3, 2022. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613



BOUNDARY SURVEY
33.062 ACRES
G. McPHERSON SURVEY
ABSTRACT NO. 574
R.R. HARRIS SURVEY
ABSTRACT NO. 410
COLLIN COUNTY, TEXAS

G.F. No. 2018-383177-RU

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

LEGAL DESCRIPTION

BEING a tract of land situated within Collin County, Texas, being in the George McPherson Survey, Abstract No. 574 and the Robert R. Harris Survey, Abstract No. 410, being part of a called 175.77 acre tract of land conveyed to Mesquaque Ranch, LLC as recorded in instrument No. 20160226000226180 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows;

COMMENCING in the intersection of County Road No. 173 and County Road No. 174 at a 1/2" iron rod found for the eastern most northeast corner of the called 175.77 acre tract of land;

THENCE S 01°31'56" E with the centerline of County Road No. 174 and the east line of the called 175.77 acre tract of land a distance of 708.39' to a Mag Nail with shiner stamped "4613" set for the POINT OF BEGINNING;

THENCE S 01°31'56" E continuing with the centerline of County Road No. 174 and the east line of the called 175.77 acre tract of land a distance of 741.57' to a Mag Nail with shiner stamped "4613" set for the southeast corner of the hereto described tract of land;

THENCE S 88°28'04" W across the called 175.77 acre tract of land passing a 1/2" iron rod with yellow plastic cap stamped "4613" set for reference at distance of 1,550.00 and continuing for a total distance of 2058.83' to a point for corner in the west line of the called 175.77 acre tract of land and said point being in a Soil Conservation Services lake;

THENCE N 15°56'54" E the west line of the called 175.77 acre tract of land and through said Soil Conservation Services lake for a distance of 777.47' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner on the north side of said Soil Conservation Services lake;

THENCE N 88°28'04" E across the called 175.77 acre tract of land passing a 1/2" iron rod with yellow plastic cap stamped "4613" set for reference at distance of 275.29' and continuing for a total distance of 1825.29' to the POINT OF BEGINNING, and containing 1,440,175 Square Feet or 33.062 acres of land.

- EASEMENT NOTES:**
- From Commitment prepared by First American Title Guaranty Company. G.F. NO. 2018-383177-RU with an effective date of May 19, 2023.
- a. Easement Agreement for Flood Control Structures granted by Thomas Robinson and Cora Robinson to Collin County Soil Conservation District, filed 11/17/1955, recorded in Volume 506, Page 376, Real Property Records, Collin County, Texas. DOES NOT AFFECT THIS TRACT.
 - f. Ten foot (10') wide Easement Right-Of-Way for Water Pipeline granted by James R. Hadden and wife Veimo O. Hadden to Gunter Water Supply Corp., filed 04/14/1972, recorded in Volume 817, Page 406, Real Property Records, Collin County, Texas. MAY AFFECT THIS TRACT. NO EVIDENCE OF A WATER LINE WAS FOUND DURING THE ON THE GROUND SURVEY.
 - h. Thirty foot (30') wide easement described in Electric Line Easement and Right of Way granted by Charles E. Bray and Nicki Bray to Grayson Collin Electric Cooperative, Inc., filed 06/07/2006, recorded in cc# 20060607000777220, Real Property Records, Collin County, Texas. DOES NOT AFFECT THIS TRACT.
 - i. Affidavit to the Public executed by Charles E. Bray for On-Site Waste Water System, filed 08/28/2006, recorded in cc# 20060828001232650, Real Property Records, Collin County, Texas. DOES AFFECT THIS TRACT
 - j. Affidavit to the Public executed by Nicki Bray for On-Site Waste Water System, filed 02/25/2008, recorded in cc# 20080225000215740, Real Property Records, Collin County, Texas. DOES AFFECT THIS TRACT
 - k. Easement Agreement for Flood Control Structures granted by Thomas Robinson, et ux, to Collin County Soil Conservation District, recorded in Volume 506, Page 374, Real Property Records, Collin County, Texas. DOES NOT AFFECT THIS TRACT.
 - l. Easement granted by Thomas Robinson Estate to Collin County Soil Conservation District, filed 10/13/1959, recorded in Volume 557, Page 367, Real Property Records, Collin County, Texas. DOES AFFECT THIS TRACT
 - n. Terms, provisions, conditions, and easement contained in Temporary Access Easement Agreement by and between Mesquaque Ranch, LLC and John E. Pippard Jr., filed 03/08/2023, recorded in cc# 2023000023608, Real Property Records, Collin County, Texas. DOES NOT AFFECT THIS TRACT.