

STATE OF TEXAS  
COUNTY OF COLLIN

Being a tract of land situated in the D.J. Jaynes Survey, Abstract No. 471, City of Farmersville, Collin County, Texas also being part of Lot 20E, Block 6, of Neathery & Marble Addition, an addition to the City of Farmersville, Collin County, Texas according to the plat thereof recorded in Volume 333A, Page 1491, Plat Records, Collin County, Texas and being the same tract of land as conveyed to Dreamland Property Sales, LLC by Constable's Deed in Instrument No. 20211210002500510, Official Public Records, Collin County, Texas and being more particularly described as follows:

Beginning at a 3/8" iron pin found on the south right-of-way of U.S. Highway No. 380 (120' R.O.W.) being on the east line of said Lot 20E and the northwest corner of a tract of land conveyed to Anthony Grey in Instrument No. 20180802000971510, Official Public Records, Collin County, Texas;

Thence South 01°58'31" West, along the east line of said Lot 20E and the west line of said Gray Tract, a distance of 116.97 feet to a 1/2" iron pin found on the north right-of-way line of Locust Street (40' R.O.W.), being the southeast corner of said Lot 20E and the southwest corner of said Gray Tract;

Thence South 87°12'54" West, along the north right-of-way line of Locust Street (40' R.O.W) and the south line of said Lot 20E, a distance of 268.29 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said Lot 20E and being the southeast corner of a tract of land conveyed to Jimmie Harris by deed recorded in Volume 1250, Page 396, Deed Records, Collin County, Texas;

Thence North 00°43'15" West, along west line of said Lot 20E, the east line of said Harris Tract and the east line of a tract of land conveyed to Mary Johnson by deed in Instrument No. 19950920000698920, Official Public Records, Collin County, Texas, a distance of 161.66 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the south right-of-way line of U.S. Highway No. 380 (120' R.O.W.);

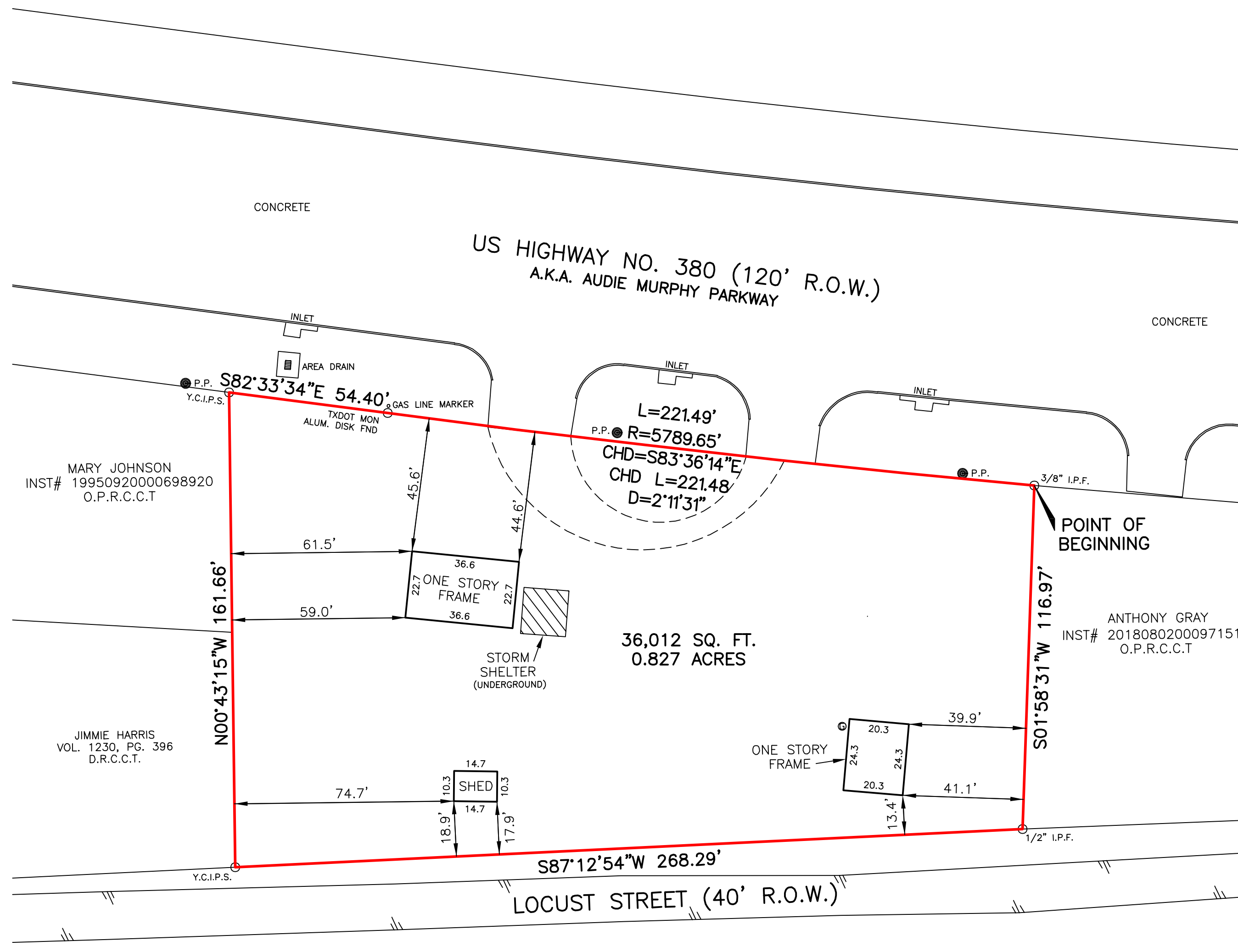
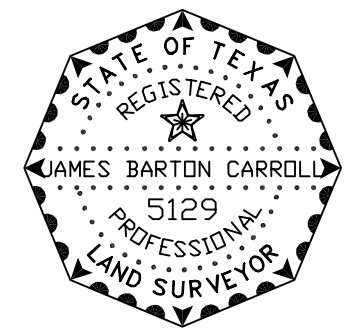
Thence South 82°33'34" East, along the south right-of-way line of U.S. Highway No. 380 (120' R.O.W.), a distance of 54.40 feet to a TxDOT monument with aluminum disk for the beginning of a curve to the left with a central angle of 2°11'31", a radius of 5789.65 feet and a chord bearing of S83°36'14"E a distance of 221.48 feet;

Thence southeasterly along said curve to the left and the south right-of-way line of U.S. Highway No. 380 (120' R.O.W.) an arc distance of 221.49 feet to the Point of Beginning and containing 36,012 square feet or 0.827 acres of land.

I, James Barton Carroll, do hereby certify to all parties, that this survey was made on the ground and shows the boundary lines with dimensions of the land indicated hereon, shows the location of all structures and other noticeable improvements and visible items on the subject property, shows the location of all alleys, streets, easements, and other matters of record of which I have been advised affecting subject property.

ANTHONY GRAY  
INST# 20180802000971510  
O.P.R.C.C.T

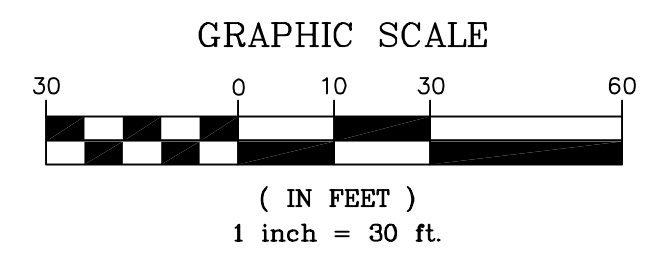
*[Signature]*  
JAMES BARTON CARROLL R.P.L.S. NO. 5129



36,012 SQ. FT.  
0.827 ACRES

MARY JOHNSON  
INST# 19950920000698920  
O.P.R.C.C.T

JIMMIE HARRIS  
VOL. 1230, PG. 396  
D.R.C.C.T.



Bearings based on south right-of-way line of U.S. Highway No. 380 according to TxDOT ROW Map# 013504, dated 6-21-2016 (S82°33'34"E)

BOUNDARY SURVEY

0.827 ACRES  
D.J. JAYNES SURVEY, ABSTRACT NO. 471  
CITY OF FARMERSVILLE  
COLLIN COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11 LAVON, TEXAS 75166			
Phone (972) 742-4411		TBPELS REGISTRATION NO.: F-21608	
COPYRIGHT © CARROLL CONSULTING GROUP		TEXAS FIRM REGISTRATION NO.: 10007200	
JOB #	DATE	SCALE	DRAWN BY
3042-22	JANUARY 21, 2022	1"=30'	SC

LEGEND	
	ASPHALT PAVING
	POWER POLE
	POINT FOR CORNER
	GAS METER
	GRAVEL ROAD
	IRON PIN FOUND
	1/2" IRON PIN SET W/YELLOW CAP STAMPED "CCG INC RPLS 5129"
	Y.C.I.P.S.