



Collin County,
Texas

DAVID E.W. BABB
SURVEY, ABST. NO. 33

REC. 48.219 AC.
HARLAN PROPERTIES, INC.
VOL. 5233, PG. 254 LR

FND 1/2" IR

N89°57'12"E 499.00

SET 5/8" CIR

12.000 AC.

Part of a Record 26.48 Acre Tract
FAYEZ AHMED KHAMASH & HUSSEIN A. QATTAN
VOL.4062, PG.1971 LR

14.464 AC.

Part of a Record 26.48 Acre Tract
FAYEZ AHMED KHAMASH & HUSSEIN A. QATTAN
VOL.4062, PG.1971 LR

N00°42'02"W 1207.65

S00°42'02"E 604.84

SET 5/8" CIR

S28°01'32"E 196.65

SET 5/8" CIR

15' WATERLINE ESM/1"
VOL.1079, PG.321 RPR

725.00

S53°39'51"W

P.O.B.

SET 1/2" CIR

SAM RAYBURN HWY (STATE HWY No. 121)

NOTE: The property shown hereon is not affected by an easement recorded in Vol. 580, pg. 362 RPRCCT.

All that certain tract or parcel of land lying and being situated in Collin County, Texas, a part of the DAVID E.W. BABB SURVEY ABSTRACT No. 33, and being out of and a part of that certain tract said to contain 26.48 acres as described in a deed to FAYEZ AHMED KHAMASH and HUSSEIN A. QATTAN as recorded in Volume 4062, page 1971 of the Collin County Land Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at an one-half inch iron rod found on the northwest right-of-way line of State Highway No. 121 for the southwest corner of said 26.48 acre tract, said corner being the southeast corner of a 49.219 acre tract described in a deed to Harlan Properties, Inc. recorded in Volume 5233, page 254 of the Collin County Land Records; THENCE north 00 degrees 42 minutes 02 seconds west 1207.65 feet to an one-half inch iron rod found at the most westerly northwest corner hereof, said corner being northeast corner of said 48.219 acre tract, said corner also being on the south line of a tract said to contain 100.624 acres as described in a deed to a Harlan Properties, Inc. recorded in Volume 5281, page 2191 of the Collin County Land Records; THENCE North 89 degrees 57 minutes 12 seconds east 499.00 feet to a 5/8 inch capped iron rod set on the north line of said 26.48 acre tract for the northeast corner hereof; THENCE severing said 26.48 acre tract, south 00 degrees 42 minutes 02 seconds east 604.84 feet to a 5/8 inch capped iron rod set for corner; THENCE south 28 degrees 01 minutes 32 seconds east 196.65 to a 5/8 inch capped iron rod set on the northwest right-of-way line of said State Highway No. 121 for the southeast corner hereof; THENCE along said northwest right-of-way line, south 53 degrees 39 minutes 51 seconds west a distance of 725.00 feet to the Place of BEGINNING and containing 12.000 acres of land.

THE SURVEY DEPICTED HEREON WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF# 21-640879-MM of First National Title Insurance Company.

SURVEYORS CERTIFICATE
I do hereby certify that the plat hereon and the legal description attached hereto are accurate representation of the property as determined by an on the ground survey, subject to all written and prescriptive easements which affect same unless noted, the lines and dimensions of the property being as indicated and the size, location and type of permanent improvements are correctly shown, and that EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCRDACHMENTS OR PROTRUSIONS AND NO APPARENT OVERLAPS OR OMISSIONS.

DATE: FEBRUARY 2ND, 2022



James E. Smith II
Registered Professional Land Surveyor No. 3700

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THE SURVEY SHOWN HEREON IS PROVIDED SOLELY FOR THE USE OF THE PARTIES TO THE TRANSACTION DESCRIBED IN G.F. No. 21-640879-MM of First National Title Insurance Company. No license is granted, expressed or implied, to rely upon or to copy this survey except as is necessary in conjunction with said transaction.

SURVEY 12.000 ACRE TRACT D.E.W. BABB SUR., ABST.No.33 COLLIN COUNTY, TEXAS	
SCALE: 1" = 100'	DATE: 2/02/2022
REVISED: 2/15/2022	W.O. 4953A-22

J.E. Smith
TEXAS LICENSED SURVEYING FIRM
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BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD '83, North Central Zone.