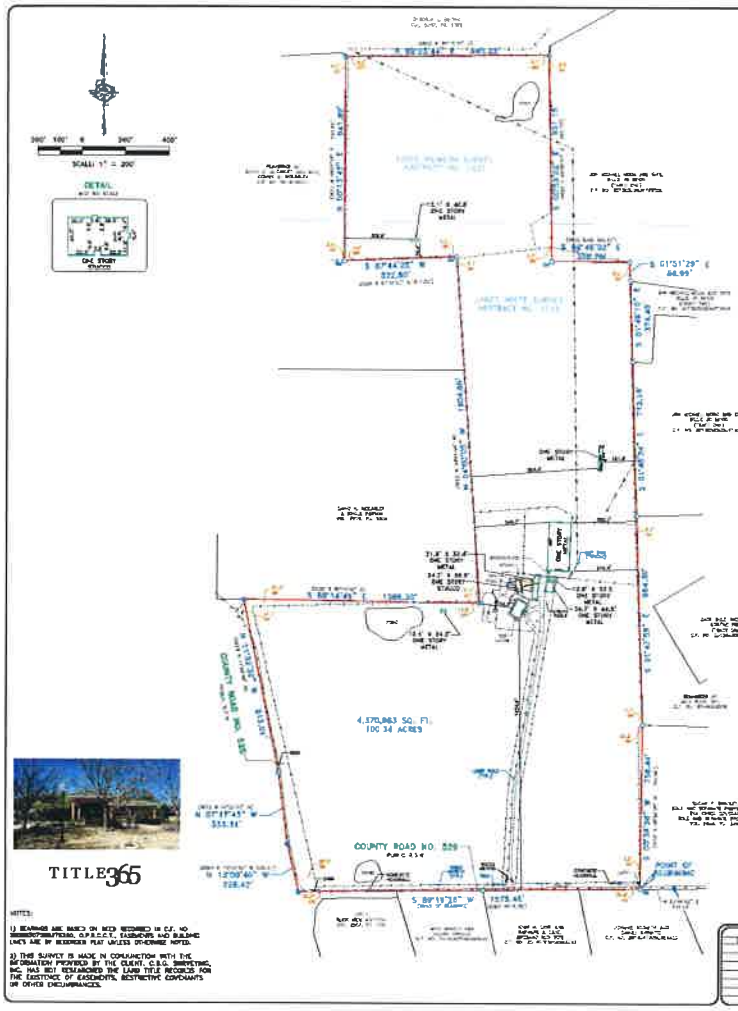

TITLE365

NOTES:

1) BEARINGS ARE BASED ON NAD83 RECORDED IN C.C. NO. [illegible] O.P.R.C.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

2) THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. C.B.G. SURVEYING, INC. HAS NOT EXAMINED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

6238 County Road No. 539

Being a 100.34 acre tract of land situated in the Louis Wilcox Survey, Abstract No. 1327 and the James White Survey, Abstract No. 1018, Collin County, Texas, same being that tract of land conveyed to The Alfredo Brito and Marianna J. Brito Revocable Living Trust by deed recorded in Clerk's File No. 20040630000075280, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being in County Road No. 539 (public right-of-way), the Southwest corner of that tract of land conveyed to Dennis T. Bradley, wife and separate property and Tim Carol Douglas, wife and separate property, by deed recorded in Volume 5866, Page 5686, Deed Records, Collin County, Texas, and being on the North line of that tract of land conveyed to Johnedy Adkerson and Dorrel Adkerson, by deed recorded in Clerk's File No. 20190419000384420, Official Public Records, Collin County, Texas;

THENCE South 89 degrees 19 minutes 28 seconds West, along said County Road No. 539, passing at a distance of 754.47 feet a 1/2 inch iron rod found, said iron rod being the Northwest corner of that tract of land conveyed to John W. Love and Barbara J. Love, by deed recorded in Clerk's File No. 20180102000003210, Official Public Records, Collin County, Texas, and the Northeast corner of that tract of land conveyed to Mike Arnold and Laurie Arnold, by deed recorded in Clerk's File No. 20090417000464490, Official Public Records, Collin County, Texas, and continuing along said County Road No. 539, a total distance of 1575.46 feet to a point for corner, said corner being in County Road No. 539 (public right-of-way);

THENCE along said County Road No. 539 the following three courses and distances:

North 12 degrees 09 minutes 40 seconds West, a distance of 728.42 feet to a point for corner;

North 61 degrees 17 minutes 49 seconds West, a distance of 333.91 feet to a point for corner;

North 11 degrees 35 minutes 39 seconds West, a distance of 813.05 feet to a 1/2 inch iron rod with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being on the South line of that tract of land described in Deed of Trust to David G. McCarley, by deed recorded in Volume 4678, Page 2209, Deed Records, Collin County, Texas;

THENCE South 89 degrees 54 minutes 46 seconds East, along the South line of said McCarley (4678/2209) tract, a distance of 1088.31 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being the Southeast corner of said McCarley (4678/2209) tract;

THENCE North 04 degrees 02 minutes 48 seconds West, along the East line of said McCarley (4678/2209) tract and continuing along an Easterly line of that tract of land conveyed to David G. McCarley and wife, Carole McCarley, by deed recorded in Clerk's File No. 98-0122221, Official Public Records, Collin County, Texas, a distance of 1404.88 feet to a 1/2 inch iron rod found for corner, said corner being an Easterly Northeast corner of said McCarley (96-0110331) tract;

THENCE South 87 degrees 44 minutes 28 seconds West, along a Northerly line of said McCarley (96-0110331) tract, a distance of 522.50 feet to a 1/2 inch iron rod found for corner;

THENCE North 02 degrees 13 minutes 42 seconds East, along an Easterly line of said McCarley (96-0110331) tract, a distance of 941.85 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being on an Southerly line of that tract of land conveyed to Barbara L. Brown, by deed recorded in Volume 5265, Page 6586, Deed Records, Collin County, Texas;

THENCE North 89 degrees 33 minutes 46 seconds East, along a Southerly line of said Brown tract, a distance of 842.23 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being an an Easterly line of that tract of land conveyed to Jon Whitmer Wong and wife, Bihn Je Wong (Tract One), by deed recorded in Clerk's File No. 20150205000275560, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 38 minutes 03 seconds East, along a Westerly line of said Wong (Tract One) tract, a distance of 921.15 feet to a 1/2 inch iron rod found for corner, said corner being a Northeasterly Southeast corner of said Wong (Tract One) tract;

THENCE South 89 degrees 48 minutes 02 seconds East, along a Southerly line of said Wong (Tract One) tract, a distance of 334.78 feet to a 1/2 inch iron rod found for corner;

THENCE South 01 degrees 01 minutes 26 seconds East, along a Westerly line of said Wong (Tract One) tract, a distance of 851.99 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Jon Whitmer Wong and wife, Bihn Je Wong (Tract Two), by deed recorded in Clerk's File No. 20150205000275550, Official Public Records, Collin County, Texas;

THENCE South 01 degrees 48 minutes 10 seconds East, along the West line of said Wong (Tract Two) tract, a distance of 374.43 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Wong (Tract Two) tract and a Southerly Northeast corner of said Wong (Tract One) tract;

THENCE South 01 degrees 42 minutes 34 seconds East, along a Westerly line of said Wong (Tract One) tract, a distance of 757.18 feet to a 1/2 inch iron rod found for corner, said corner being a Northerly Southeast corner of said Wong (Tract One) tract and a Northeast corner of the remainder of that tract of land conveyed to Avis Rose, Inc., by deed recorded in Clerk's File No. 87-0093575, Official Public Records, Collin County, Texas;

THENCE South 01 degrees 47 minutes 58 seconds East, along a Westerly line of said Avis Rose tract, a distance of 364.28 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Bradley tract;

THENCE South 88 degrees 38 minutes 38 seconds West, along the West line of said Bradley tract, a distance of 258.44 feet to the POINT OF BEGINNING and containing 4,370,863 square feet or 100.34 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to (Perdaman, Lender and Title Company), in connection with the transaction described in [illegible] that: (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) this survey is not for any other parties and/or for other purposes than as at Date's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries, the dimensions indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 7th day of March, 2019

PRELIMINARY REVIEW ONLY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Registered Professional Land Surveyor No. 5812

REVISIONS		
DATE	BY	NOTES

C.B.G. Surveying, Inc.
[illegible]
Phone: [illegible]
Fax: [illegible]

SCALE	DATE	JOB NO.	D.F. NO.	DRAWN
1" = 200'	03/07/19	[illegible]	[illegible]	JAS

100.34 ACRES

LOUIS WILCOX SURVEY, ABSTRACT NO. 1327 AND JAMES WHITE SURVEY, ABSTRACT NO. 1018

COLLIN COUNTY, TEXAS

6238 COUNTY ROAD NO. 539