

Metes and Bounds Description: (9.751 Acres)

Being a tract of land situated in Collin County, Texas, being part of the Leonard Searcy Survey Abstract Number 829 and the Leonard Searcy Survey Abstract Number 828 and being part of that called 10,000 acre tract of land described in deed to Anntori Investment Trust, as recorded under County Clerk's File Number 06-1810410, Deed Records of Collin County, Texas (D.R.C.C.T.) and also being a part of that called 0.730 acre tract of land described in deed to Anntori Investment Trust, as recorded under County Clerk's File Number 07-0210360, D.R.C.C.T. and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner on the southerly side of and at a bend in Collin County Road No. 158, said iron rod also being in the westerly line of that tract of land described in deed to Brad Douglas recorded in Volume 5462, page 5496, D.R.C.C.T.;

THENCE South 02°24'58" East along the westerly line of said Douglas tract and the easterly line of said 10,000 acre tract and generally along or near a wire fence, passing at 464.61' a 1/2 inch iron rod found for reference and continuing, in all, a total distance of 484.68' to a point for corner in the center of Gray Creek, being the northeasterly corner of that tract of land described in deed to Midcrest McKinney No. 1, Ltd. recorded under County Clerk's File Number 2000-0079234, D.R.C.C.T.;

THENCE along the southerly line of said 10,000 acre tract and the northerly line of said Midcrest McKinney No. 1, Ltd. tract and along the meanders of said Gray Creek the following courses and distances:

South 40°10'17" West, 13.07'; South 59°52'38" West, 53.96'; South 62°38'26" West, 60.49';

South 71°03'27" West, 26.91'; South 79°48'57" West, 95.92'; North 85°43'29" West, 80.03';

South 69°20'22" West, 46.17'; South 57°32'47" West, 75.04'; South 85°24'09" West, 40.28';

South 23°59'44" West, 33.48'; South 51°19'10" West, 37.73'; South 77°51'09" West, 122.18';

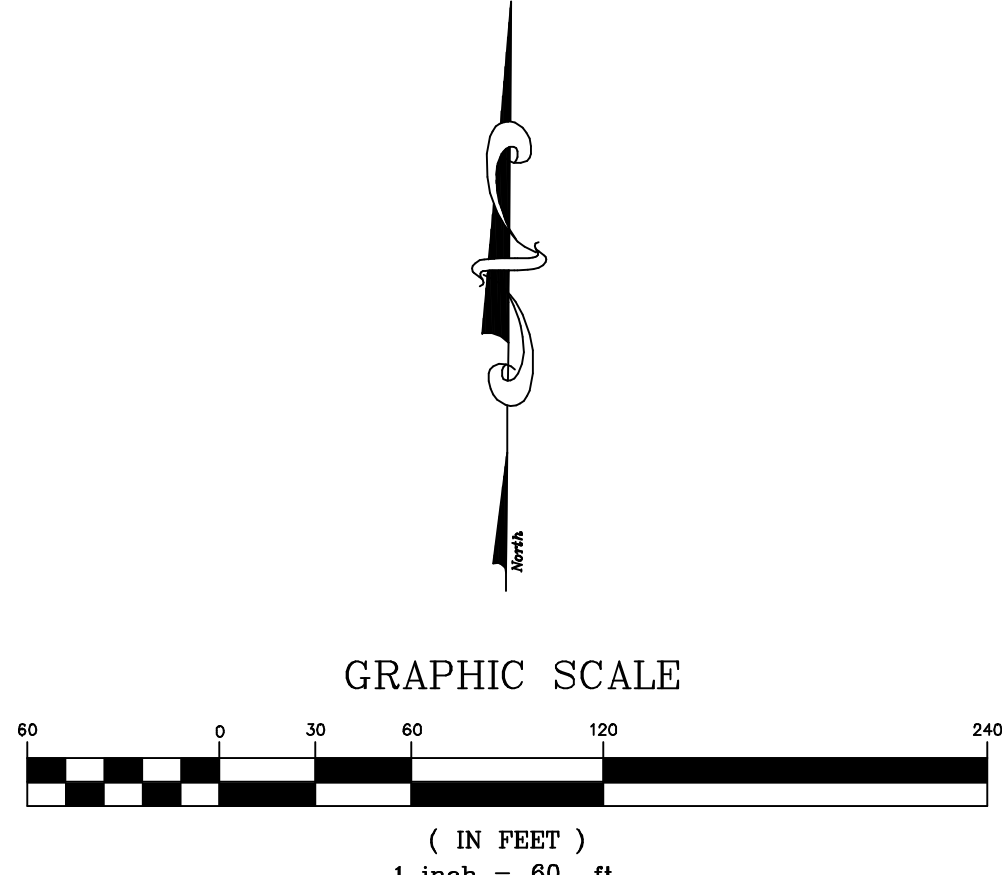
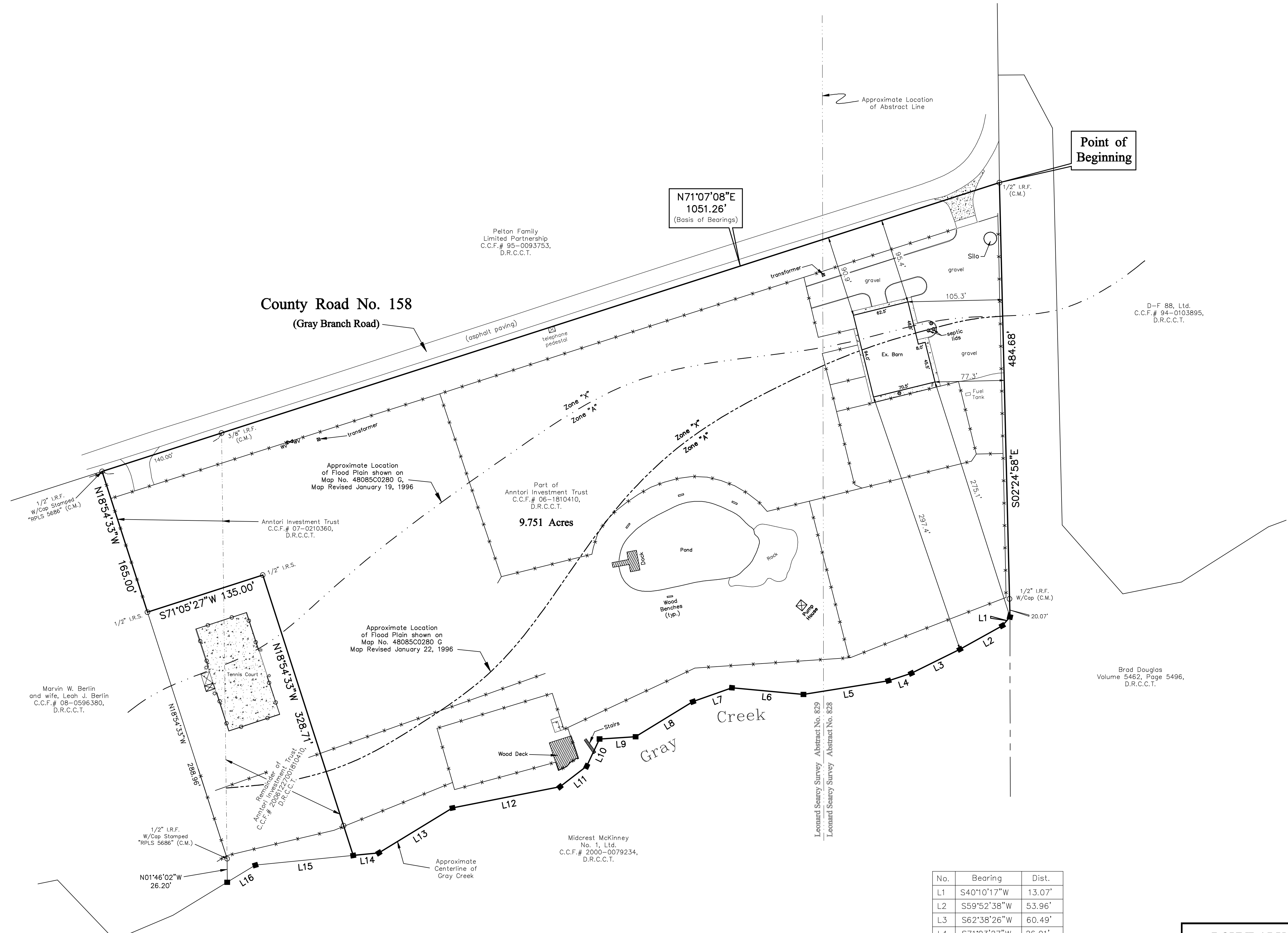
South 57°31'38" West, 96.20'; South 83°17'45" West, 28.77';

THENCE North 18°54'33" West, over and across said 10,000 acre tract, a distance of 328.71' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for corner;

THENCE South 71°05'27" West, continuing partly over and across said 10,000 acre tract and also partly across said 0.730 acre tract, a distance of 135.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for corner in the southwesterly line of said 0.730 acre tract, some being in the northeasterly line of a tract of land described by deed to Marvin W. Berlin and wife, Leah J. Berlin, as recorded under County Clerk's File No. 08-0596380, D.R.C.C.T.;

THENCE North 18°54'33" West, along the common line between said 0.730 acre and Berlin tracts, a distance of 165.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the most northerly corner of said Berlin tract, same being in the southeasterly side of said Collin County Road No. 158;

THENCE North 71°07'06" East along said southerly side of Collin County Road No. 158, a distance of 1051.26' to the **POINT OF BEGINNING** and containing 9.751 acres of land, more or less.



- Notes:**
- 1.) Bearings are based on the northwesterly line of that tract of land described in deed to Anntori Investment Trust, recorded under County Clerk's File No. 20061227001810410, Deed Records, Collin County, Texas (D.R.C.C.T.).
 - 2.) This survey was completed without the benefit of Abstract of Title. The surveyor has relied on boundary research and investigation, with regard to any easements, restrictions, or rights-of-way affecting the Property not shown on the above referenced plot. No additional research regarding said easements, restrictions, or rights-of-way has been performed by the surveyor.
 - 3.) According to the Flood Insurance Rate Map of Collin County, Texas, Map Number 48085C0280 G, revised January 22, 1996, the herein described property is located in Zone "A", described by said map to be, "special flood hazard areas inundated by the 100-year flood; no base flood elevations determined" and in Zone "X", described by said map to be, "areas determined to be outside the 500-year flood plain."
 - 4.) The flood plains shown hereon are located by scaled distances only from their respective maps.

I.R.S. = 1/2" Iron Rod With Cap Stamped "RPLS 5686"; Set
 C.M. = Controlling Monument; I.R.F. = Iron Rod Found; F.C.P. = Fence Corner Post

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 hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There are no visible conflicts, found during the time of this survey, except as shown.

LEGEND

(C.M.) Controlling Monument	⊙	Light Standard
I.R.F. Iron Rod Found	⊙	Water Valve
I.R.S. Iron Rod Set	⊙	Sanitary Sewer Cleanout
"X" "X" Cut in Concrete	⊙	Sanitary Sewer Manhole
Wood Fence	⊙	Storm Drain Manhole
Covered Area	⊙	Fire Hydrant
Concrete	⊙	Water Meter
Asphalt	⊙	Gas Meter
Utility Pole	⊙	Gas Valve
Overhead Wires	---	

No.	Bearing	Dist.
L1	S40°10'17"W	13.07'
L2	S59°52'38"W	53.96'
L3	S62°38'26"W	60.49'
L4	S71°03'27"W	26.91'
L5	S79°48'57"W	95.92'
L6	N85°43'29"W	80.03'
L7	S69°20'22"W	46.17'
L8	S57°32'47"W	75.04'
L9	S85°24'09"W	40.28'
L10	S23°59'44"W	33.48'
L11	S51°19'10"W	37.73'
L12	S77°51'09"W	122.18'
L13	S57°31'38"W	96.20'
L14	S83°17'45"W	28.77'
L15	S83°17'45"W	109.62'
L16	S57°41'58"W	36.57'

BOUNDARY SURVEY
9.751 Acres
Leonard Searcy Survey,
Abstract No. 828
Leonard Searcy Survey,
Abstract No. 829
Collin County, Texas

North Texas
Surveying, L.L.C.

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