

DESCRIPTION

BEING all that tract of land in Collin County, Texas, out of the J.B. Kuykendall Survey, A-511, and being that called 6.300 acres of land described in a deed to Bryan Francis and Tara Francis as recorded under CC# 20210721001472620 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point in the center of County Road No. 474, at the Northwest corner of said 6.300 acres, and at the Northeast corner of that called 61 1/8 acres of land described in a deed to Jon Raymond Nichols as recorded under CC# 20130117000078050 of the Official Public Records of Collin County, Texas, from which a 5/8 inch steel rod found capped "Boundary Solutions" bears South 00 degrees 17 minutes 56 seconds East, 25.00 feet for witness;

THENCE South 89 degrees 50 minutes 52 seconds East, 156.61 feet along the center of said County Road No. 474 to a point at the Northeast corner of said 6.300 acres, from which a 5/8 inch steel rod set capped "Boundary Solutions" bears South 00 degrees 26 minutes 15 seconds East, 25.00 feet for witness;

THENCE along the East lines of said 6.300 acres as follows:

South 00 degrees 26 minutes 15 seconds East, 84.57 feet to a 5/8 inch steel rod found capped "Boundary Solutions" for corner;

North 88 degrees 57 minutes 19 seconds West, 38.98 feet to a 5/8 inch steel rod found capped "Boundary Solutions" for corner;

South 00 degrees 31 minutes 20 seconds West, 595.86 feet to a 5/8 inch steel rod found capped "Boundary Solutions" for corner;

South 57 degrees 50 minutes 23 seconds East, 289.51 feet to a 5/8 inch steel rod found capped "Boundary Solutions" for corner;

South 04 degrees 51 minutes 24 seconds West, 476.39 feet to a 5/8 inch steel rod found capped "Boundary Solutions" at the Southeast corner of said 6.300 acres;

THENCE South 88 degrees 51 minutes 44 seconds West, 307.39 feet to a point in a creek at the Southwest corner of said 6.300 acres, from which a 5/8 inch steel rod set capped "Boundary Solutions" bears North 00 degrees 45 minutes 34 seconds West, 40.00 feet for witness;

THENCE along the West lines of said 6.300 acres and generally along a fence as follows:

North 00 degrees 45 minutes 34 seconds West, 424.65 feet to a point;

North 00 degrees 17 minutes 36 seconds West, 890.39 feet to the POINT OF BEGINNING, containing 6.300 acres of land.

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

Note: Bearings based on North American Datum 1983 (NAD83), Texas North Central Zone (4202).

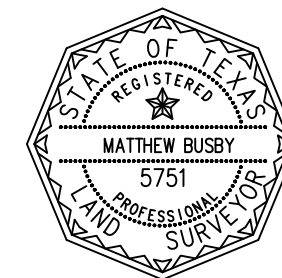
Note: Verify exact location of underground utilities prior to any digging or construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

Note: Survey performed without benefit of title commitment, no easements furnished or researched by surveyor.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of February, 2025; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

February 14, 2025



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

BOUNDARY SURVEY

6.300 ACRES
J.B. KUYKENDALL SURVEY, A-511
COLLIN COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:

Bryan & Tara Francis

No Schedule B Provided
Address: 9719 C.R. 474

Drawn by: mjb
B.S.I. Job# 2501-017