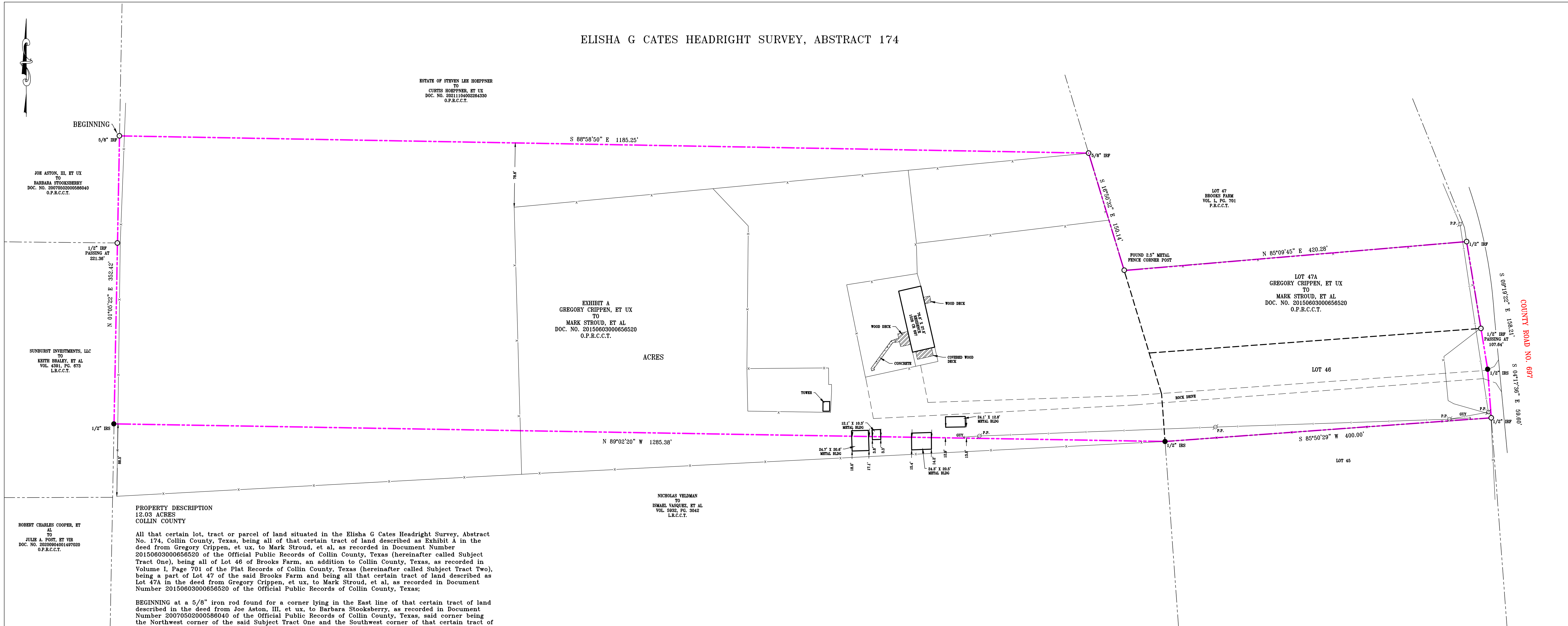


ELISHA G CATES HEADRIGHT SURVEY, ABSTRACT 174



PROPERTY DESCRIPTION
12.03 ACRES
COLLIN COUNTY

All that certain lot, tract or parcel of land situated in the Elisha G Cates Headright Survey, Abstract No. 174, Collin County, Texas, being all of that certain tract of land described as Exhibit A in the deed from Gregory Crippen, et ux, to Mark Stroud, et al, as recorded in Document Number 20150603000656520 of the Official Public Records of Collin County, Texas (hereinafter called Subject Tract One), being all of Lot 46 of Brooks Farm, an addition to Collin County, Texas, as recorded in Volume 1, Page 701 of the Plat Records of Collin County, Texas (hereinafter called Subject Tract Two), being a part of Lot 47 of the said Brooks Farm and being all that certain tract of land described as Lot 47A in the deed from Gregory Crippen, et ux, to Mark Stroud, et al, as recorded in Document Number 20150603000656520 of the Official Public Records of Collin County, Texas;

BEGINNING at a 5/8" iron rod found for a corner lying in the East line of that certain tract of land described in the deed from Joe Aston, III, et ux, to Barbara Stooksberry, as recorded in Document Number 20070502000586040 of the Official Public Records of Collin County, Texas, said corner being the Northwest corner of the said Subject Tract One and the Southwest corner of that certain tract of land described in the deed from the estate of Steven Lee Hoepfner to Curtis Hoepfner, et ux, as recorded in Document Number 2021104002264390 of the Official Public Records of Collin County, Texas;

THENCE S. 88 deg. 58 min. 50 sec. E. a distance of 1185.25 feet along the North line of the said Subject Tract One and the South line of the said Hoepfner tract to a 5/8" iron rod found for a corner lying in the West line of the said Lot 47, said corner being the Northeast corner of the said Subject Tract One and the Southeast corner of the said Hoepfner;

THENCE S. 16 deg. 50 min. 32 sec. E. a distance of 150.14 feet along the East line of the said Subject Tract One and the West line of the said Lot 47 to a 2.5" metal fence corner post found for a corner, said corner being the Northwest corner of the said Subject Tract Three;

THENCE N. 85 deg. 09 min. 45 sec. E. a distance of 420.28 feet along the North line of the said Subject Tract Three to a 1/2" iron rod found for a corner lying in the West line of County Road Number 697, said corner being the Northeast corner of the said Subject Tract Three;

THENCE S. 09 deg. 19 min. 22 sec. E. at a distance of 107.64 feet passing a 1/2" iron rod found for a reference at the Southeast corner of the said Subject Tract Three and the said Subject Tract Two and continuing in all a distance of 158.21 feet along the West line of the said County Road Number 697 and the East lines of the said Subject Tracts Two and Three to a 1/2" iron rod with plastic cap stamped "MTG ENG" set (hereinafter called 1/2" iron rod set) for a corner at an angle point;

THENCE S. 04 deg. 17 min. 36 sec. E. a distance of 59.80 feet along the West line of the said County Road Number 697 and the East line of the said Subject Tract Two to a 1/2" iron rod found for a corner, said corner being the Southeast corner of the said Subject Tract Two and the Northeast corner of Lot 45 of the said Brooks Farm addition;

THENCE S. 85 deg. 50 min. 29 sec. W. a distance of 400.00 feet along the South line of the said Subject Tract Two and the North line of the said Lot 45 to a 1/2" iron rod set for a corner, said corner being the Southwest corner of the said Subject Tract Two, the Northwest corner of the said Lot 45, the Northeast corner of that certain tract of land described in the deed from Nicholas Veldman to Ismael Vasquez, et al, as recorded in Volume 5932, Page 3042 of the Land Records of Collin County, Texas and the Southeast corner of the said Subject Tract One;

THENCE N. 89 deg. 02 min. 20 sec. W. a distance of 1285.38 feet along the South line of the said Subject Tract One and the North line of the said Vasquez tract to a 1/2" iron rod set for a corner lying in the East line of that certain tract of land described in the deed from Sunburst Investments, LLC to Keith Braley, et al, as recorded in Volume 4391, Page 673 of the Land Records of Collin County, Texas;

THENCE N. 01 deg. 05 min. 22 sec. E. at a distance of 221.36 feet passing a 1/2" iron rod found for a reference at the Northeast corner of the said Braley tract and the Southeast corner of the said Stooksberry tract and continuing in all a distance of 352.42 feet along the West line of the said Subject Tract One, the East line of the said Braley tract and the East line of the said Stooksberry tract to the POINT OF BEGINNING and containing 12.03 acres of land.

NOTE: In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned. Subsurface and environmental conditions were not surveyed or examined or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

NICHOLAS VELDMAN
TO
ISMAEL VASQUEZ, ET AL
VOL. 5932, PG. 3042
L.R.C.C.T.

JOE ASTON, III, ET UX
TO
BARBARA STOOKSBERRY
DOC. NO. 20070502000586040
O.P.R.C.C.T.

SUNBURST INVESTMENTS, LLC
TO
KEITH BRALEY, ET AL
VOL. 4391, PG. 673
L.R.C.C.T.

ROBERT CHARLES COOPER, ET
AL
TO
JULIE A. POSEY, ET VIR
DOC. NO. 2020090401497020
O.P.R.C.C.T.

ESTATE OF STEVEN LEE HOEPPNER
TO
CURTIS HOEPPNER, ET UX
DOC. NO. 2021104002264390
O.P.R.C.C.T.

LOT 47
BROOKS FARM
VOL. 1, PG. 701
P.R.C.C.T.

LOT 47A
GREGORY CRIPPEN, ET UX
TO
MARK STROUD, ET AL
DOC. NO. 20150603000656520
O.P.R.C.C.T.

SURVEYOR CERTIFICATE:

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 14, 2024, THAT THIS PLAT (MAP OR DRAWING) SUBSTANTIALLY COMPLIES WITH THE CURRENT PROFESSIONAL AND TECHNICAL STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE ARE NO VISIBLE IMPROVEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT.

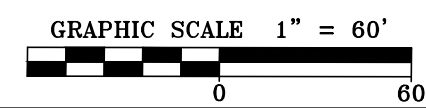
THIS PLAT IS FOR THE INTENDED USE OF JAMES RICE AS RELATES TO OWNERSHIP OR TRANSFER OF OWNERSHIP. THIS SURVEY IS NOT ASSIGNABLE OR TRANSFERABLE, MAY NOT BE REISSUED WITHOUT RE-SURVEY AND MAY BE VOID/INVALID SUBJECT TO CHANGES IN GOVERNANCE OR INTERPRETATIONS ISSUED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND MAY NOT BE COPIED OR PROVIDED TO OTHER PARTIES WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNDERSIGNED.

Jeffrey A. Wood
JEFFREY A. WOOD
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6220, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JANUARY 14, 2024



NOTE:

- 1) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 2) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
- 3) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, SURVEYOR DID NOT RESEARCH EASEMENTS OF RECORDED OR NOT OF RECORDED.



BOUNDARY SURVEY		MTG ENGINEERS & SURVEYORS	
ELISHA G CATES HEADRIGHT SURVEY, ABSTRACT NO. 174 FOR: MELINDA LEE-STROUD			
Drawn By JB	Checked By JW	Project No. 240135	Dwg. Date 01/14/2025
File No. 240136	Sheet No.	9930 Summerhill Road 903.838.8533 Telephone Texarkana, TX 75503 903.832.4700 facsimile	