

HOWARD FAMILY REVOCABLE TRUST
CC# 20170908001211180

DESCRIBED AS
CALLED 32.781 ACRES
VOL. 2524, PG. 64

STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION

BEING all that tract of land in Collin County, Texas, out of the James Ellison Survey, A-293, and being that called 16.962 acres of land described in deed to Kathy Hernandez and Mike Hernandez as recorded under CC# 20101019001134280 of the Official Public Records of Collin County, Texas, and being further described as follows:

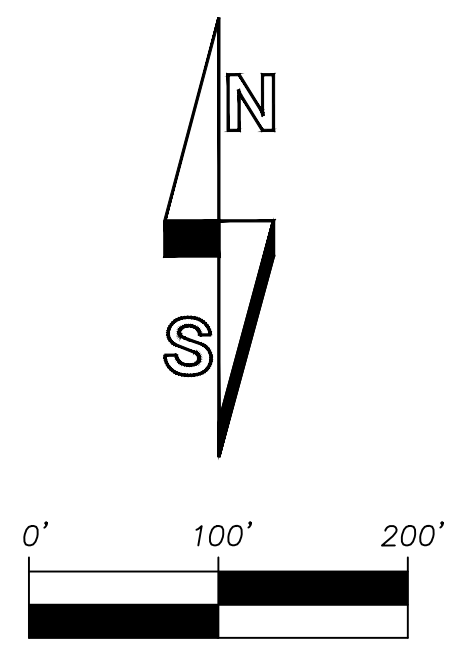
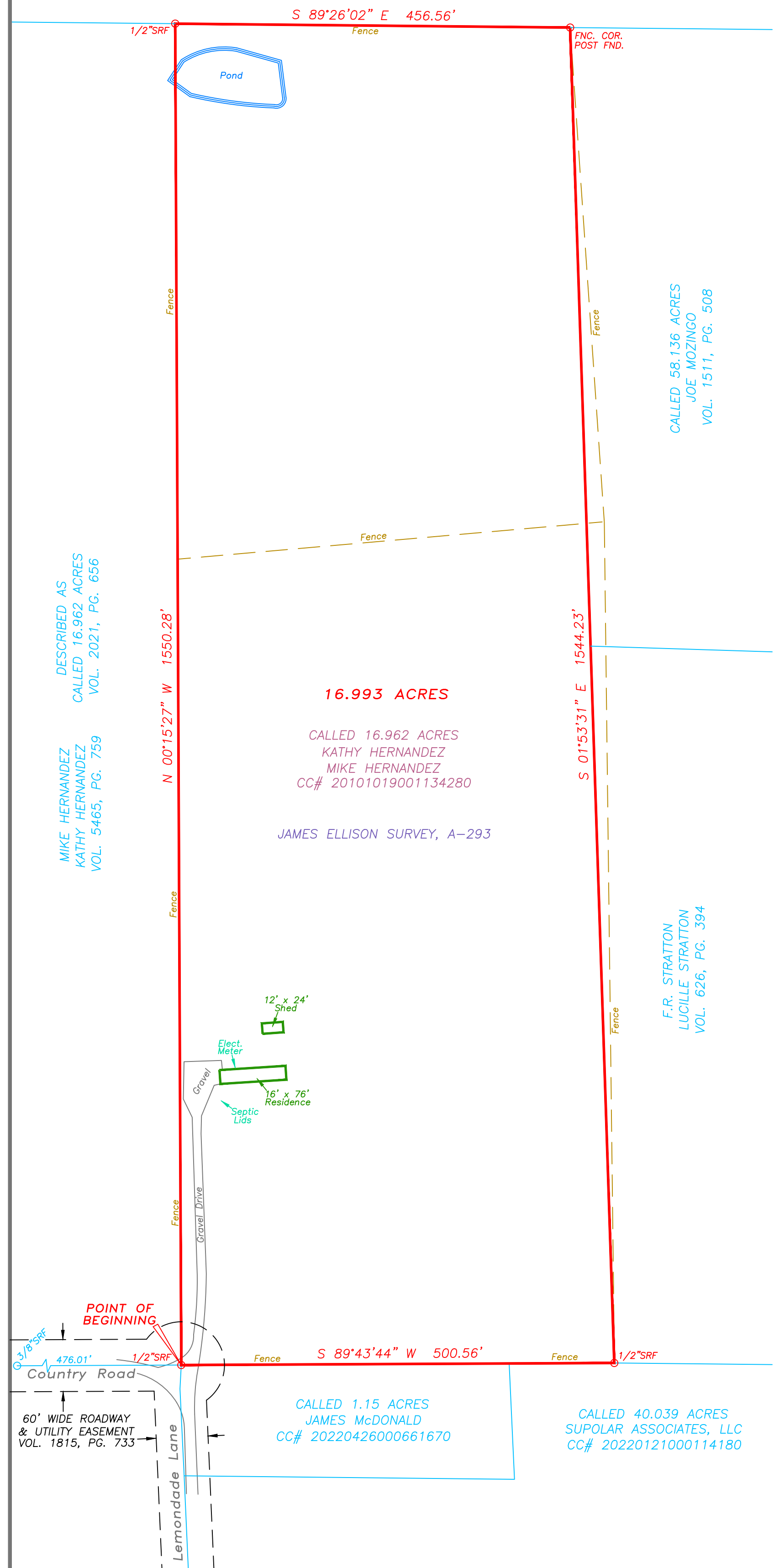
BEGINNING at a 1/2 inch steel rod found at the Southwest corner of said 16.962 acres (CC# 20101019001134280), at the Southeast corner of that tract of land to Mike Hernandez and Kathy Hernandez as recorded in Volume 5465, Page 759 of the Land Records of Collin County, Texas, same being described as called 16.962 acres in Volume 2021, Page 656 of the Deed Records of Collin County, Texas, and in the center of a cul-de-sac at a turn in Roadway & Utility Easement as described in Volume 1815, Page 733 of the Deed Records of Collin County, Texas;

THENCE North 00 degrees 15 minutes 27 seconds West, 1550.28 feet to a 1/2 inch steel rod found at the Northwest corner of said 16.962 acres (CC# 20101019001134280), and at the Northeast corner of said 16.962 acres (Vol. 2021, Pg. 656);

THENCE South 89 degrees 26 minutes 02 seconds East, 456.56 feet to a fence corner post found at the Northeast corner of said 16.962 acres (CC# 20101019001134280), and at the Northwest corner of that called 58.136 acres of land described in deed to Joe Mozingo as recorded in Volume 1511, Page 508 of the Deed Records of Collin County, Texas;

THENCE South 01 degrees 53 minutes 31 seconds East, 1544.23 feet to a 1/2 inch steel rod found at the Southeast corner of said 16.962 acres (CC# 20101019001134280), and at an angle point on the North line of that called 40.039 acres of land described in deed to Supolar Associates, LLC as recorded under CC# 20220121000114180 of the Official Public Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 44 seconds West, 500.56 feet to the POINT OF BEGINNING, containing 16.993 acres of land.



FLOOD ZONE NOTE:
Subject tract located in Zone 'X' as scaled from F.I.R.M. 48085C0335J, dated June 2, 2009

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

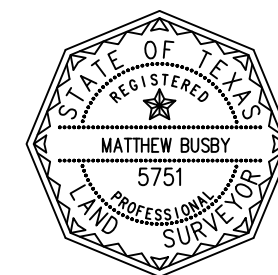
Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Verify exact location of underground utilities prior to 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 June, 2024; 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.

June 14, 2024



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

CLIENT:

Mike & Kathy Hernandez

Boundary Solutions Inc.
Professional Land Surveyors

BOUNDARY SURVEY

16.993 ACRES
JAMES ELLISON SURVEY, A-293
COLLIIN COUNTY, TEXAS

No Schedule B Provided
Address: 3013 Country Road

Drawn by: mjb
B.S.I. Job# 2405-032

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

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