



LEGAL DESCRIPTION

BEING a tract or parcel of land situated Collin County, Texas, being part of the Asa Blankenship Survey, Abstract No. 139, being part of the 163.958 acres of land described in a Warranty Deed with Vendor's Lien from Philip Lindsley III and Susan Lindsley McMordie to Dajim 2, LLC as recorded in/under Clerk's File No. 20081002001180160 of Collin County, Texas and being further described as follows:

BEGINNING at an "x" found for a corner at the southeast corner of said 163.958 acre tract in the center of Collin County Road No. 673, said Point of Beginning being at the existing southwest corner of a 56.990 acre tract as conveyed to Rex and Sally Hogue as recorded in/under Clerk's File No. 94-0102557 of the Official Records of Collin County, Texas;
THENCE N 78°27'00" W along the south line of said 163.958 acre tract and the center of Collin County Road No. 673, a distance of 620.70 feet to a 1/2 inch iron rod found for a corner;
THENCE N 88°05'00" W along the south line of said 163.958 acre tract and the center of said of Collin County Road No. 673, a distance of 764.85 feet to a 1/2 inch iron rod found for a corner, said corner being at the existing southeast corner of a 15.000 acre tract as conveyed to Charles Cozean, Jr. as recorded in/under Clerk's File No. 20161111001538040 of the Official Records of Collin County, Texas;
THENCE N 01°55'00" E a distance of 1149.40 feet to a 1/2 inch iron rod found for a corner at the northeast corner of said 15.000 acre tract;
THENCE N 45°43'01" E a distance of 603.92 feet to a point for a corner in the middle of a pond;
THENCE S 29°44'51" E a distance of 237.03 feet to a 1/2 inch iron rod found for a corner, said corner being at the existing southeast corner of a 22.615 acre tract as conveyed to Jeffrey Conn as recorded in/under Clerk's File No. 20170113000061060 of the Official Records of Collin County, Texas;
THENCE S 01°12'32" W a distance of 175.56 feet to a point for a corner in the center of a creek;
THENCE S 52°24'53" W along the center of said creek, a distance of 38.30 feet to a point for a corner;
THENCE S 17°30'53" W along the center of said creek, a distance of 92.00 feet to a point for a corner;
THENCE S 10°20'07" E along the center of said creek, a distance of 122.00 feet to a point for a corner;
THENCE S 15°51'53" W along the center of said creek, a distance of 148.00 feet to a point for a corner;
THENCE S 28°25'53" W along the center of said creek, a distance of 160.00 feet to a point for a corner;
THENCE S 22°28'07" E along the center of said creek, a distance of 100.00 feet to a point for a corner;
THENCE S 74°12'07" E along the center of said creek, a distance of 70.00 feet to a point for a corner;
THENCE S 27°55'07" E along the center of said creek, a distance of 197.00 feet to a point for a corner;
THENCE S 10°16'53" W along the center of said creek, a distance of 300.00 feet to a point for a corner;
THENCE S 00°32'07" E along the center of said creek, a distance of 96.70 feet to a point for a corner;
THENCE S 28°05'53" W a distance of 167.05 feet returning to the Point of Beginning and containing 45.828 acres of land.

SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Frank R. Owens
R.P.L.S. No. 5387



Date: August 10, 2017
Scale: 1" = 100'

NOTES:

- Bearings are based on the north line of said 163.958 acre tract.
- According to the Flood Insurance Rate Map No. 48085C0205J dated June 2, 2009, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" areas shown not to be within a special flood hazard area and lies within Flood Zone "A" areas shown to be within a special flood hazard area as shown on survey. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Easement created in instrument executed by James R. Jackson et al to Collin Soil Conservation District, dated June 20, 1960, filed March 24, 1961 as recorded in Volume 579 at Page 342 of the Real Property Records of Collin County, Texas *does affect* the above described tract of land as shown on drawing.
- Easement created in instrument executed by James R. and Etta Jo Jackson to Collin Soil Conservation District, dated April 9, 1960, filed April 21, 1961 as recorded in Volume 580 at Page 371 of the Real Property Records of Collin County, Texas *does affect* the above described tract of land as shown on drawing.
- Easement created in instrument executed by Helen D. Lindsley to the County of Collin, dated August 7, 2000, filed August 11, 2000 as recorded in Volume 4729 at Page 1215 of the Real Property Records of Collin County, Texas *does affect* the above described tract of land as shown on drawing.
- Easement created in instrument executed by DAJIM 2, L.L.C. to the County of Collin, dated December 29, 2010, filed January 5, 2011 as recorded in/under CCH# 20110105000025090 of Collin County, Texas *does not affect* the above described tract of land.

SCALE: 1" = 100'

LEGEND

POWER POLE	WATER VALVE	MAILBOX	UNDERGROUND CABLE MARKER
WATER METER	FIRE HYDRANT	CLEAN OUT	WOOD FENCE
GAS METER	ELECTRIC METER	TELEPHONE PEDESTAL	BARBED WIRE FENCE
			CHAINLINK FENCE



Owens Land Surveying
www.owenslandsurveying.com (903) 450-9837 / (903) 450-9875

FIRM REG. CERT. #10022400
P.O. BOX 1115
GREENVILLE, TX 75403



DATE: AUG. 10, 2017
DRAWN BY: B. EBERT

SCALE: 1" = 100'
JOB NO.: 2017-351