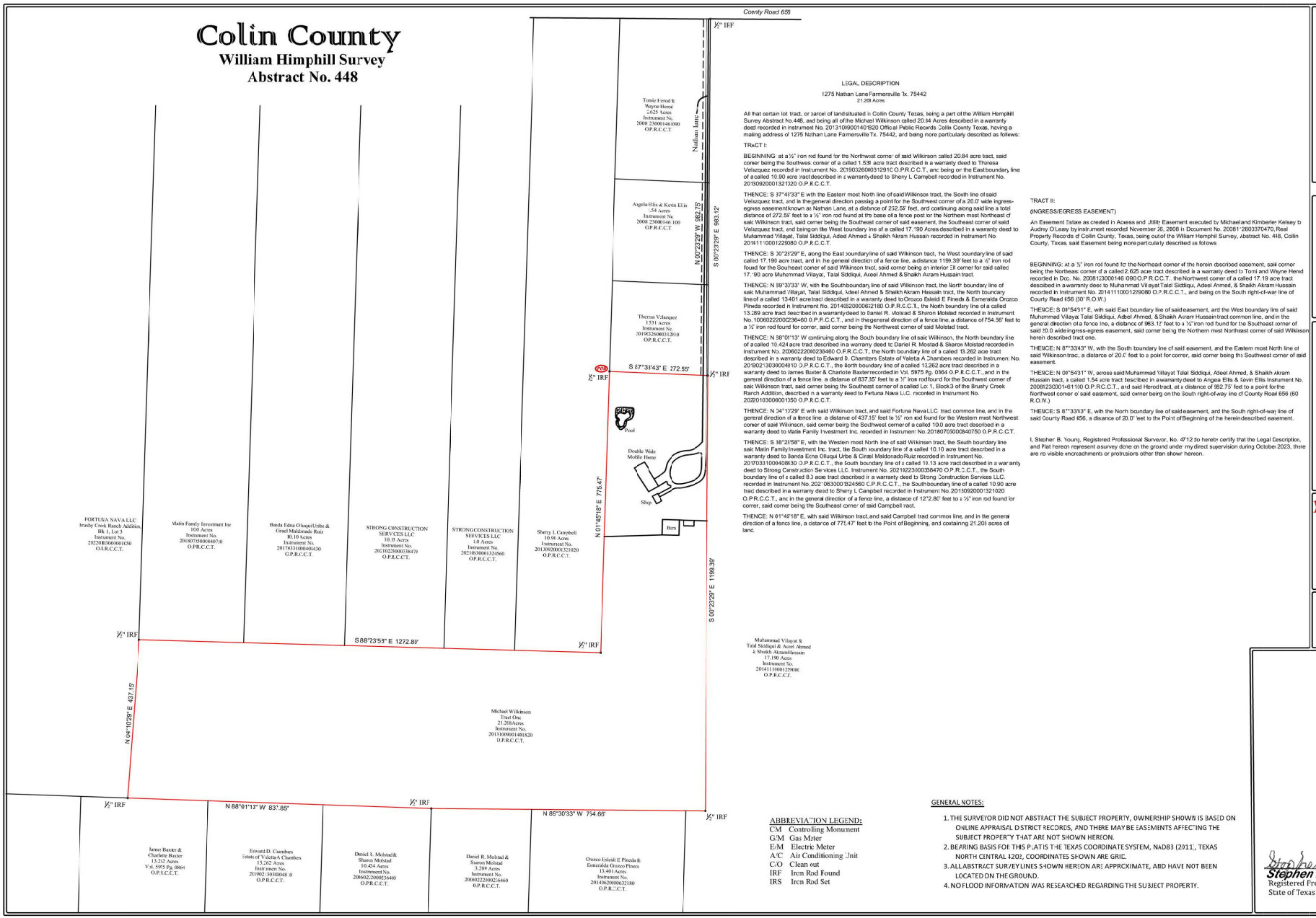
Colin County

William Himphill Survey

Abstract No. 448



LEGAL DESCRIPTION

1275 Nathan Lane Farmersville Tx. 75442
21.208 Acres

All that certain lot tract, or parcel of land situated in Collin County Texas, being a part of the William Himphill Survey Abstract No.448, and being all of the Michael Wilkinson called 20.84 Acres described in a warranty deed recorded in instrument No. 20131009000140182O Official Public Records Collin County Texas, having a mailing address of 1275 Nathan Lane Farmersville Tx. 75442, and being more particularly described as follows:

TRACT I:

BEGINNING at a ½" iron rod found for the Northwest corner of said Wilkinson called 20.84 acre tract, said corner being the Southwest corner of a called 1.538 acre tract described in a warranty deed to Theresa Velazquez recorded in Instrument No. 2019032600312910 O.P.R.C.C.T., and being on the East boundary line of a called 10.90 acre tract described in a warranty deed to Sherry L Campbell recorded in Instrument No. 2013092000132102O O.P.R.C.C.T.

THENCE: S 37°43'33" E with the Eastern most North line of said Wilkinson tract, the South line of said Velazquez tract, and in the general direction passing a point for the Southeast corner of a 20.0' wide ingress-egress easement known as Nathan Lane, at a distance of 232.55' feet, and continuing along said line a total distance of 272.55' feet to a ½" iron rod found at the base of a fence post for the Northern most Northeast of said Wilkinson tract, said corner being the Southeast corner of said easement, the Southeast corner of said Velazquez tract, and being on the West boundary line of a called 17.190 Acres described in a warranty deed to Muhammad Vilayat, Talal Siddiqui, Adeel Ahmed & Shaikh Akram Hussain recorded in Instrument No 2014111000129080 O.P.R.C.C.T.

THENCE: S 30°23'29" E, along the East boundary line of said Wilkinson tract, the West boundary line of said called 17.190 acre tract, and in the general direction of a fence line, a distance 1199.39' feet to a ½" iron rod found for the Southeast corner of said Wilkinson tract, said corner being an interior Ell corner for said called 17.190 acre Muhammad Vilayat, Talal Siddiqui, Aceel Ahmed & Shaikh Akram Hussain tract.

THENCE: N 89°33'33" W, with the South boundary line of said Wilkinson tract, the North boundary line of said Muhammad Vilayat, Talal Siddiqui, Adeel Ahmed & Shaikh Akram Hussain tract, the North boundary line of a called 13.401 acre tract described in a warranty deed to Orozco Esteldi E Pineda & Esmeralda Orozco Pineda recorded in Instrument No. 2014062000632180 O.P.R.C.C.T., the North boundary line of a called 13.289 acre tract described in a warranty deed to Daniel R. Molstad & Sharon Molstad recorded in Instrument No. 2006022200023646O O.P.R.C.C.T., and in the general direction of a fence line, a distance of 734.56' feet to a ½" iron rod found for corner, said corner being the Northwest corner of said Molstad tract.

THENCE: N 88°01'13" W continuing along the South boundary line of said Wilkinson, the North boundary line of a called 10.424 acre tract described in a warranty deed to Daniel R. Molstad & Sharon Molstad recorded in Instrument No. 2006022200023646O O.P.R.C.C.T., the North boundary line of a called 13.262 acre tract described in a warranty deed to Edward D. Chambers Estate of Valetta A Chambers recorded in Instrument No. 2019023000816460 O.P.R.C.C.T., the North boundary line of a called 13.262 acre tract described in a warranty deed to James Baxter & Charlotte Baxter recorded in Vol. 5975 Pg. 0864 O.P.R.C.C.T., and in the general direction of a fence line, a distance of 837.35' feet to a ½" iron rod found for the Southwest corner of said Wilkinson tract, said corner being the Southeast corner of a called Lot 1, Block 3 of the Brushy Creek Ranch Addition, described in a warranty deed to Fortuna Nava LLC. recorded in Instrument No. 2022010300001050 O.P.R.C.C.T.

THENCE: N 04°10'29" E with said Wilkinson tract, and said Fortuna Nava LLC. tract common line, and in the general direction of a fence line, a distance of 437.15' feet to ½" iron rod found for the Western most Northwest corner of said Wilkinson, said corner being the Southwest corner of a called 10.0 acre tract described in a warranty deed to Matin Family Investment Inc. recorded in Instrument No. 2018070500640700 O.P.R.C.C.T.

THENCE: S 88°23'58" E, with the Western most North line of said Wilkinson tract, the South boundary line said Matin Family Investment Inc. tract, the South boundary line of a called 10.10 acre tract described in a warranty deed to Banda Edna Olluqui Uribe & Cirael Maldonado Ruiz recorded in Instrument No. 2017033100400430 O.P.R.C.C.T., the South boundary line of a called 10.13 acre tract described in a warranty deed to Strong Construction Services LLC. Instrument No. 2021022000038470 O.P.R.C.C.T., the South boundary line of a called 8.3 acre tract described in a warranty deed to Strong Construction Services LLC. recorded in Instrument No. 2021030001324560 O.P.R.C.C.T., the South boundary line of a called 10.90 acre tract described in a warranty deed to Sherry L Campbell recorded in Instrument No. 2013092000132102O O.P.R.C.C.T., and in the general direction of a fence line, a distance of 1272.80' feet to a ½" iron rod found for corner, said corner being the Southeast corner of said Campbell tract.

THENCE: N 01°45'18" E, with said Wilkinson tract, and said Campbell tract common line, and in the general direction of a fence line, a distance of 775.47' feet to the Point of Beginning, and containing 21.208 acres of land.

TRACT II:

(INGRESS/EGRESS EASEMENT)

An Easement Estate as created in Access and Utility Easement executed by Michael and Kimberlee Kelsey to Audrey O Leary by instrument recorded November 26, 2008 in Document No. 2008112600370470, Real Property Records of Collin County, Texas, being out of the William Himphill Survey, Abstract No. 448, Collin County, Texas, said Easement being more particularly described as follows

BEGINNING: At a ½" iron rod found for the Northeast corner of the herein described easement, said corner being the Northeast corner of a called 2.625 acre tract described in a warranty deed to Tomi and Wayne Herod recorded in Doc. No. 2008123000146/090 O.P.R.C.C.T., the Northwest corner of a called 17.19 acre tract described in a warranty deed to Muhammad Vilayat Talal Siddiqui, Adeel Ahmed, & Shaikh Akram Hussain recorded in Instrument No. 2014111000129080 O.P.R.C.C.T., and being on the South right-of-way line of County Road 656 (60' R.O.W.)

THENCE: S 08°54'31" E, with said East boundary line of said easement, and the West boundary line of said Muhammad Vilayat Talal Siddiqui, Adeel Ahmed, & Shaikh Akram Hussain tract common line, and in the general direction of a fence line, a distance of 963.12' feet to a ½" iron rod found for the Southeast corner of said 20.0' wide ingress-egress easement, said corner being the Northern most Northeast corner of said Wilkinson herein described tract one.

THENCE: N 87°33'43" W, with the South boundary line of said easement, and the Eastern most North line of said Wilkinson tract, a distance of 20.0' feet to a point for corner, said corner being the Southwest corner of said easement.

THENCE: N 08°54'31" W, across said Muhammad Vilayat Talal Siddiqui, Adeel Ahmed, & Shaikh Akram Hussain tract, a called 1.54 acre tract described in a warranty deed to Angela Ellis & Kevin Ellis Instrument No. 2008123000146/100 O.P.R.C.C.T., and said Herod tract, at a distance of 982.75' feet to a point for the Northwest corner of said easement, said corner being on the South right-of-way line of County Road 656 (60 R.O.W.)

THENCE: S 87°33'43" E, with the North boundary line of said easement, and the South right-of-way line of said County Road 656, a distance of 20.0' feet to the Point of Beginning of the hereindescribed easement.

I, Stephen B. Young, Registered Professional Surveyor, No. 4712 do hereby certify that the Legal Description, and Plat hereon represent a survey done on the ground under my direct supervision during October 2023, there are no visible encroachments or protrusions other than shown hereon.

ABBREVIATION LEGEND:

CM	Controlling Monument
G/M	Gas Meter
E/M	Electric Meter
A/C	Air Conditioning Unit
C/O	Clean out
IRF	Iron Rod Found
IRS	Iron Rod Set

GENERAL NOTES:

1. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY, OWNERSHIP SHOWN IS BASED ON ONLINE APPRAISAL DISTRICT RECORDS, AND THERE MAY BE EASEMENTS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
2. BEARING BASIS FOR THIS PLAT IS THE TEXAS COORDINATE SYSTEM, NAD83 (2011), TEXAS NORTH CENTRAL ZONE, COORDINATES SHOWN ARE GRID.
3. ALL ABSTRACT SURVEY LINES SHOWN HEREON ARE APPROXIMATE, AND HAVE NOT BEEN LOCATED ON THE GROUND.
4. NO FLOOD INFORMATION WAS RESEARCHED REGARDING THE SUBJECT PROPERTY.

N

LEGEND

Gas Line	Concrete
Cedar Fence	Paved Surface
Overhead Elec	Bldg. Overhang
Power Pole	Point of Begining (POB)
Water Meter	
Guy anchor	
Set 1/2" Iron Rod	
Found 1/2" Iron Rod	
Sanitary Sewer Man Hole	

1275 Nathan Lane Farmersville, Tx. 75442

21.208 Acre Tract

YCS SERVICES LLC.
566 E. HWY 11
WOLFE CITY, TEXAS 75496
(903) 413 1643
tyoung@ycsservices.com
TBPELS Firm # 10194803

Project No. 89-2309 Collin County

0 150 300 FEET

Scale 1"= 300"

Pg. 1 of 1

STATE OF TEXAS REGISTERED STEPHEN B. YOUNG 4712 PROFESSIONAL LAND SURVEYOR

Stephen B. Young
Registered Professional Land Surveyor
State of Texas No. 4712

Plat Date: 12/6/2023