

PLACE OF BEGINNING

1/2" Iron Found
at Base of T post
Controlling
Monument

James Spears II
Called 34.424 Acre Tract
Vol.4905, Pg.2069
Deed Records Collin County,Texas

S 86°52'58" E ~ 815.78'

1/2" Iron Found
1.5 East of Corner Post

SCALE 1" = 100'

WILLIAM BORING SURVEY
ABSTRACT No. 35

18.545 ACRES

S 2°13'12" W ~ 932.00'

Lisa Dawn Williams, Trustee of
the Williams Family Irrevocable Trust
Doc.No.20120716000855800
Official Public Records Collin County,Texas

Patrick E. Speck and Sallie Speck
Vol.2583, Pg.855
Deed Records Collin County,Texas

LEGAL DESCRIPTION FOR A 18.545 ACRE TRACT OF LAND

SITUATED in Collin County, Texas, being part of the William Boring Survey, Abstract No. 35, and being all that 18.545 acre tract of land conveyed to Shannon Mathers and Terre Mathers dated August 28, 2014, recorded in document number 20140908000972060, Official Public Records of said county being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the base of a T post in a north-south fence line for the northwest corner of said Mathers tract, said iron rod bears South 23.8 feet from a corner post;

THENCE South 86 degrees 52 minutes 58 seconds East, with the north line of said Mathers tract, a distance of 815.78 feet to a 1/2" iron found for the northeast corner of said Mathers tract, said iron rod being 1.5 feet East of a fence corner post;

THENCE South 2 degrees 13 minutes 12 seconds West, with east line of said Mathers tract and near a fence line, a distance of 932.00 feet to a 1/2" iron rod found with a blue cap stamped FITE 5837, 1.5 foot West of a fence line;

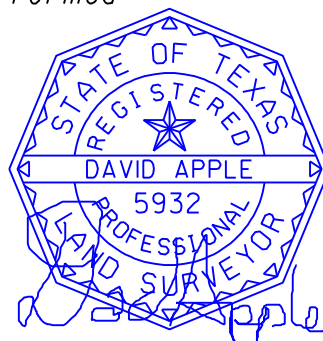
THENCE North 88 degrees 22 minutes 49 seconds West, passing a fence corner post at 25.0 feet, continuing along a fence line, passing a fence corner post at a distance of 725.0 feet and continuing in all a total distance of 765.86 feet to a 1/2" iron rod found with a blue cap stamped FITE 5837 for a corner of said Mathers tract;

THENCE South 1 degrees 37 minutes 36 seconds West, a distance of 1091.03 feet to PK nail found for a corner of said Mathers tract and being near the center of Collin County Road No. 825;

THENCE North 87 degrees 24 minutes 41 seconds West, near the center of said road a distance of 40.00 feet to a PK nail found for the southwest corner of said Mathers tract;

THENCE North 1 degree 37 minutes 36 seconds East, with west line line of said Mathers tract and being the east line of Childress Subdivision, an addition to Collin County, recorded in Cabinet G, Page 39, Plat Records Collin County, Texas, passing a 3/8" iron rod found at 31.30 feet and continuing near a fence line a total distance of 2043.63 feet to the PLACE OF BEGINNING and containing 18.545 acres of land.

On the ground survey performed
March 29, 2024 by,
David Apple, RPLS 5932
402 S. Morrow Street
Blue Ridge, Texas 75424
Cel. No. 469-667-3430
rpls5932@yahoo.com



This survey provided without the benefit of a title policy.

NOTE: Bearings are based on the West Line of Subject Tract.

DATE 04/01/2024

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO.48085C0195J DATED June 2,2009.

SURVEYOR'S CERTIFICATION:

I, David Apple, Texas Registered Professional Land Surveyor No.5932, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said Property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.