

DESCRIPTION

All that certain lot, tract or parcel of land situated in the Martin Moore Survey, Abstract No. 647 and the Lucy Slayton Survey, Abstract No. 855, Collin County, Texas, and being part of that tract of land described in a Deed to Akshara LLC as recorded in Doc. No. 20180514000584330 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner within County Road No. 633 at the Northwest corner of said Akshara LLC tract;

THENCE S. 89 deg. 15 min. 27 sec. E. along an old fence line and hedge row, a distance of 498.00 feet to a bois darc post found at a tree at the turn in the North line of said Akshara LLC tract, said point also being at the Southwest corner of Fannin County;

THENCE N. 79 deg. 14 min. 00 sec. E. along an old fence line and hedge row, a distance of 1232.43 feet to a 1/2" iron rod found for corner at a fence corner post at the most Northerly Northeast corner of said Akshara LLC tract;

THENCE S. 00 deg. 22 min. 19 sec. E. along a fence line and hedge row, passing a fence corner post at a distance of 1260.00 feet and continuing for a total distance of 1289.27 feet to a point for corner at an interior corner of said Akshara LLC tract and being in the North line of McCarley Acres, an addition to Collin County as recorded in Doc. No. 2019-120 of the M.R.C.C.T.;

THENCE N. 88 deg. 57 min. 34 sec. W. with the North line of said addition and along the centerline of County Road No. 580, passing the Northwest corner of said addition and continuing along the centerline of said road for a distance of 1722.20 feet to a point for corner at the intersection of the centerline of said road with the centerline of County Road No. 633 and being at the most Westerly Southwest corner of said Akshara LLC tract;

THENCE N. 00 deg. 16 min. 08 sec. E. along the centerline of County Road No. 633, a distance of 1034.20 feet to the POINT OF BEGINNING and containing 44.344 acres of land more or less.

NOTES

- 1) BEARING SOURCE: A NORTH LINE OF SUBJECT TRACT.
- 2) Survey prepared with benefit of Title Commitment, G.F. No. 22-676556-MM, Effective Date APRIL 26, 2022.
- 3) The following easements DO AFFECT this tract: V. 670, P. 793.
- 4) The following easements DO NOT AFFECT this tract: V. 2950, P. 178, V. 2276, P. 367, D.N. 92-0031386.

I, David W. Fite, Registered Professional Land Surveyor, State of Texas, do certify that the plot hereon was made from measurements performed on the ground, the lines and dimensions of said property being indicated by the plot and are true to the best of my knowledge and belief, and the improvements are within the boundaries of the property, and there are NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plot hereon.

David W. Fite, R.P.L.S. No. 5837

CONNIE'S PLACE TWO
CAB. C. SLIDE 26
P.R.F.C.T.

LOT 9

LOT 8

LOT 7

LOT 6

FANNIN COUNTY
N 79°14'00"E 1232.43'
REMAINS OF OLD FENCE & HEDGE ROW
COLLIN COUNTY

PART OF 5.002 ACRES
20210909001841870
O.P.R.C.C.T.
FANNIN CO.

PART OF 5.002 ACRES
20210909001841870
O.P.R.C.C.T.
COLLIN CO.

REMAINS OF OLD FENCE & HEDGE ROW
COLLIN COUNTY

P.O.B.
1/2" IRF
CM"
S 89°15'27"E 498.00'
REMAINS OF OLD FENCE & HEDGE ROW
BOIS D'ARC POST
CM"

50' PIPELINE EASEMENT
ONEOK-STERLINGIII PIPELINE, L.L.C.
20120821001036980
O.P.R.C.C.T.
20130620000861880
O.P.R.C.C.T.

50' PIPELINE EASEMENT
LONE STAR GAS COMPANY
V. 690, P. 342
D.R.C.C.T.

50' PIPELINE EASEMENT
KOCH PIPELINES, INC.
92-0048357
L.R.C.C.T.

30' EASEMENT
COUNTY OF COLLIN
V. 2950, P. 166
D.R.C.C.T.

GATE VALVE EASEMENT
KOCH PIPELINES, INC.
92-0048356
L.R.C.C.T.

POND

CM"
F.C.P.
PASS
1260.00'

COUNTY ROAD 580

McCARLEY ACRES
2019-120
M.R.C.C.T.

LOT 3

LOT 2

LOT 1

CORNER

CORNER

COUNTY ROAD 633
N 00°16'08"E 1034.20'

PART OF
AKSHARA LLC
20180514000584330
O.P.R.C.C.T.

SHED
PROpane SHED
OLD RESIDENCE

1/2" IRF
CM"

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

1/2" IRF
CM"

LOT 6

LOT 4

LOT 3

LOT 2

LOT 1

CORNER

CORNER

LEGEND

IRF	IRON ROD SET W/CAP	TYPE 5837	POWER POLE
IRFC	IRON ROD FOUND W/CAP		ANCHOR
CM	CONTROL MONUMENT		ELEC. METER
	FENCE LINE		ELECTRIC TRANSFORMER
	OVERHEAD POWER LINE		GAS METER
	ADJOINING PROPERTY LINE		WATER METER
	EASEMENT BOUNDARY LINE		WATER VALVE
	BUILDING SETBACK LINE		FIRE HYDRANT
			WOOD
			BRICK

Authentisign
ARCHANA REDDY

03/18/26

FITE & ASSOCIATES
LAND SURVEYING, LLC

SCALE: 1" = 150'
DATE: 5-28-2022
JOB NO. EA220194
OF NO. 22-676556-MM
DRAWN: D.W.F.
FIRM NO. 10194651
CHECK: D.W.F.

P.O. BOX 1466
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