

DESCRIPTION 9.90 ACRES

SITUATED in Collin County, Texas, in the David Howard survey, abstract no. 413, being a survey of the 10.27 acre tract described in a deed from Ann Roberts Morcerf to Phillip Edward Gwinner, dated January 16, 2018, recorded as clerk's file no. 20180129000110100 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin set at the southwest corner of said 10.27 acre tract and the southeast corner of the 11.22 acre tract recorded in volume 1443, page 94; same being on the south line of Ballinlough Lane; a 1/2-inch iron pin found at the southwest corner of said 11.22 acre tract bears South 86°26'38" West, 601.25 feet; a 5/8-inch iron pin found bears South 81°37' West, 3.16 feet;

THENCE North 02°05'36" East, with the west line of said 10.27 acre tract and the east line of said 11.22 acre tract, passing a 1/2-inch iron pin set at 30.00 feet, passing another 1/2-inch iron pin set at 730.00 feet and continuing in all, 875.16 feet to a point in a creek at the northwest corner of said 10.27 acre tract and the northeast corner of said 11.22 acre tract; same being in the south line of the 12.77 acre tract recorded as clerk's file no. 20150415000423970;

THENCE easterly with the north line of said 10.27 acre tract, the south line of said 12.77 acre tract and generally with the center of said creek as follows:

South 83°06'16" East, 32.06 feet;  
 North 32°59'27" East, 25.15 feet;  
 South 81°28'28" East, 61.37 feet;  
 South 52°23'04" East, 31.44 feet;  
 South 33°01'37" East, 65.82 feet;  
 North 47°55'38" East, 36.69 feet;  
 South 71°54'18" East, 45.64 feet;  
 North 48°43'57" East, 53.28 feet;  
 South 68°21'33" East, 91.20 feet;  
 North 39°55'28" East, 39.00 feet;  
 North 89°50'19" East, 62.07 feet;  
 North 47°39'53" East, 99.04 feet;  
 South 51°47'30" East, 48.18 feet;  
 North 86°15'41" East, 63.15 feet;  
 South 65°29'00" East, 38.44 feet to the northeast corner of said 10.27 acre tract at the intersection of a creek to the south; same being in the west line of the 11.99 acre tract recorded in volume 5506, page 6666;

THENCE southerly with the east line of said 10.27 acre tract, the west line of said 11.99 acre tract and generally with the center of said creek to the south as follows:

South 02°36'52" East, 27.44 feet;  
 South 43°48'00" West, 40.62 feet;  
 South 68°09'09" West, 90.30 feet;  
 South 41°22'36" West, 69.00 feet;  
 South 11°50'07" East, 52.00 feet;  
 South 55°50'59" East, 25.34 feet;  
 South 16°24'41" West, 17.50 feet;  
 South 31°12'25" East, 69.93 feet;  
 South 02°22'50" West, 169.16 feet;  
 South 29°15'32" West, 39.10 feet;  
 South 67°20'42" West, 40.00 feet;  
 South 36°23'01" West, 35.20 feet;  
 South 29°36'46" East, 8.70 feet;  
 South 11°35'30" West, 12.65 feet;  
 South 66°30'31" West, 52.60 feet;  
 South 08°27'42" West, 121.60 feet;  
 South 49°05'44" West, 70.35 feet;  
 South 24°05'25" West, 37.08 feet to a 1/2-inch iron pin found;

THENCE South 04°55'39" West, with the east line of said 10.27 acre tract and the west line of said 11.99 acre tract, 80.68 feet to a 1/2-inch iron pin set on the south line of said Ballinlough Lane;

THENCE South 86°26'38" West, with the south line of said 10.27 acre tract, the north line of the 10.01 acre tract recorded in volume 5439, page 767 and the south line of said Ballinlough Lane, 374.38 feet to the PLACE OF BEGINNING and containing 9.90 acres.

The above described property was surveyed on the ground and under my supervision.

Office work completed on surveyed March 10, 2018

*Bruce Geer*

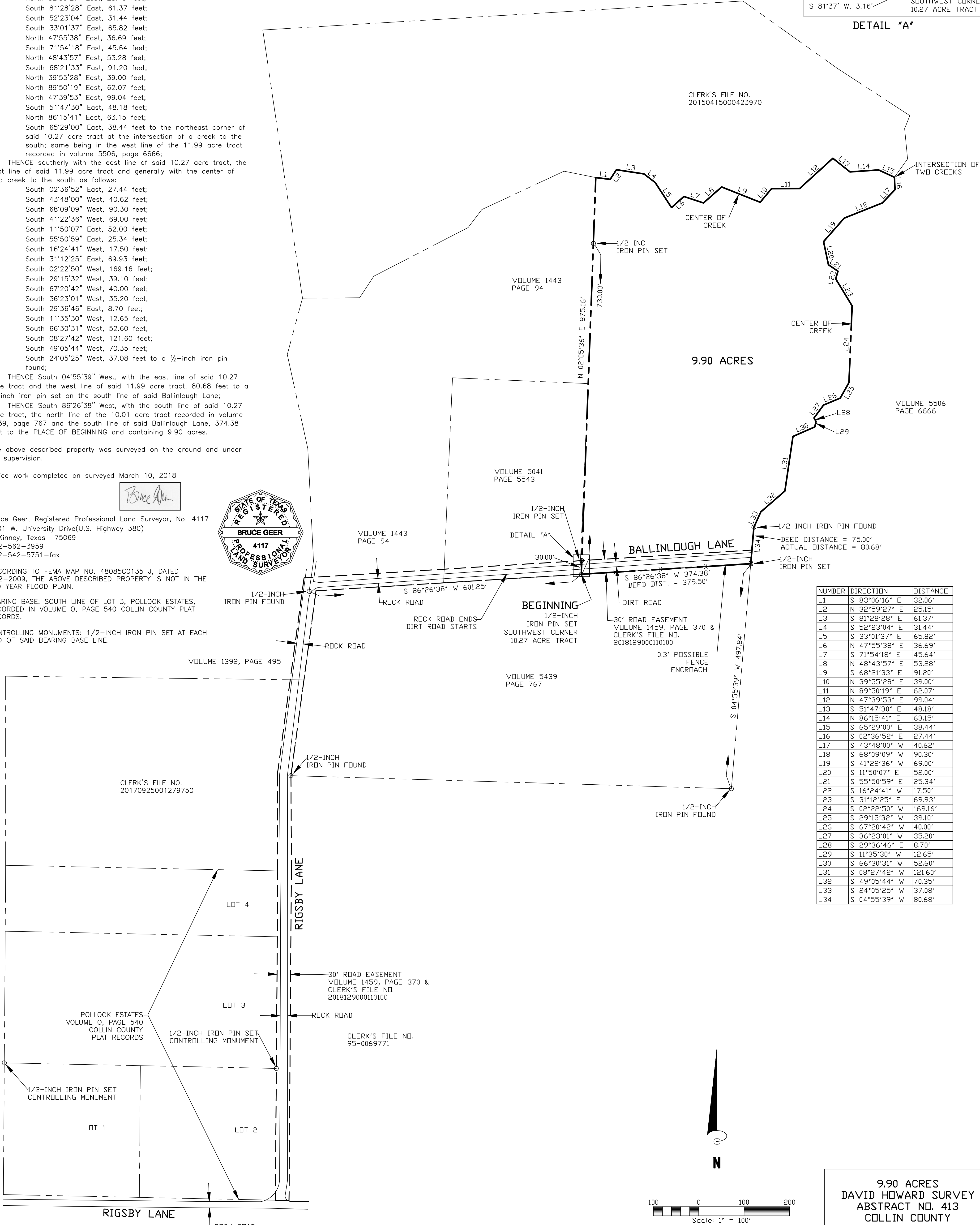
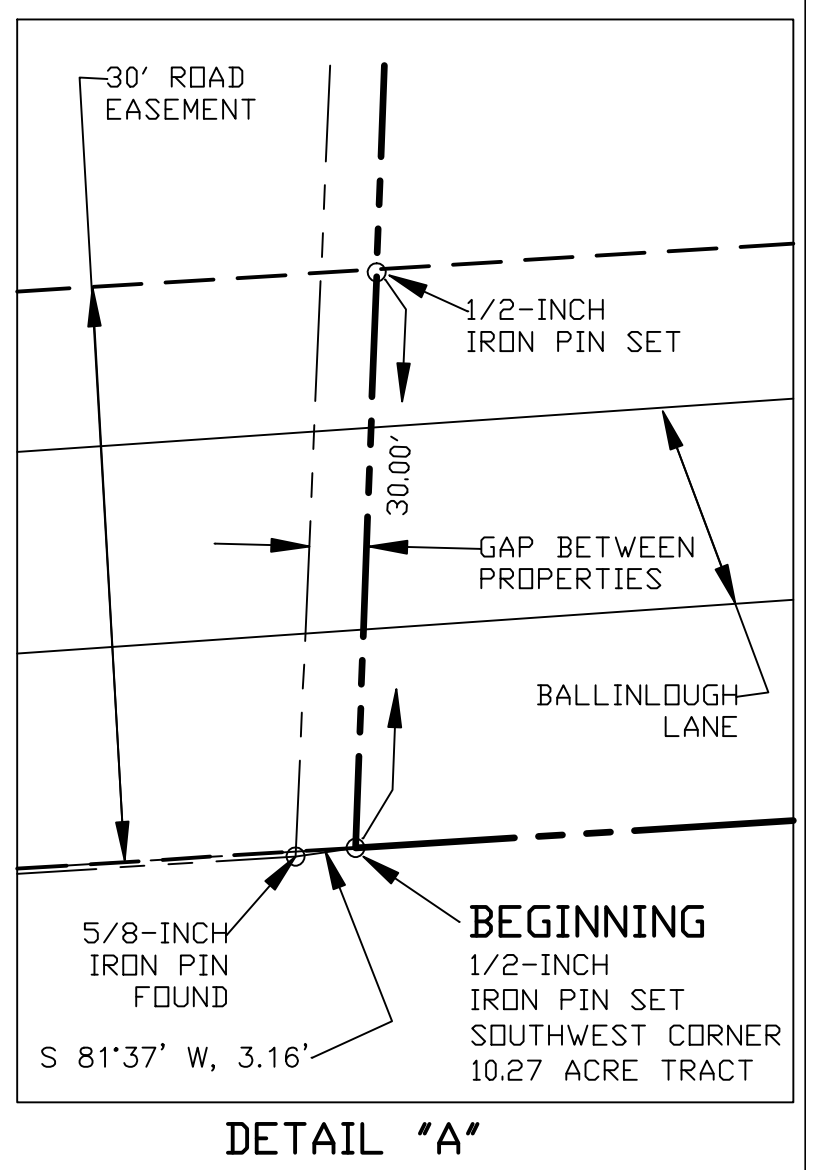
Bruce Geer, Registered Professional Land Surveyor, No. 4117  
 1101 W. University Drive (U.S. Highway 380)  
 McKinney, Texas 75069  
 972-562-3959  
 972-542-5751-fax



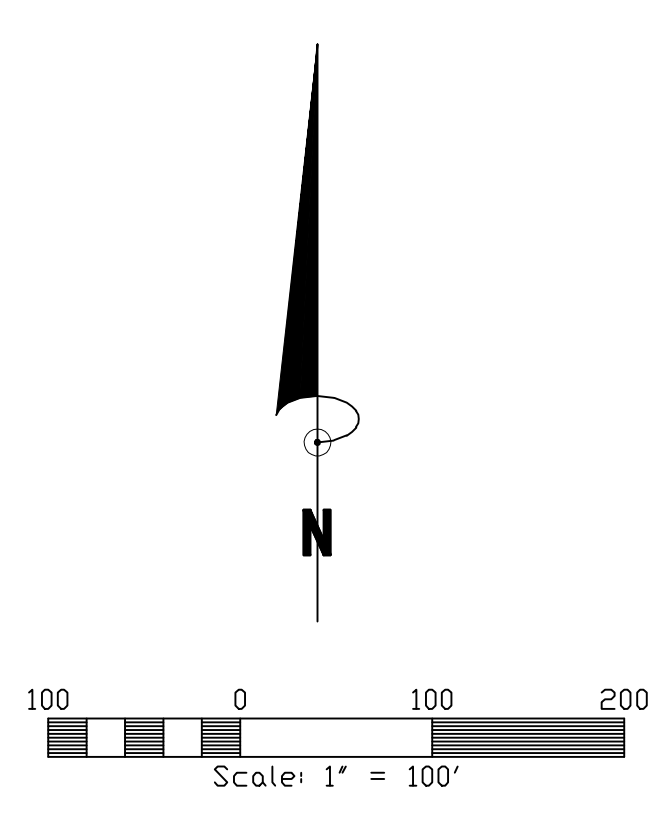
ACCORDING TO FEMA MAP NO. 48085C0135 J, DATED 6-2-2009, THE ABOVE DESCRIBED PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN.

BEARING BASE: SOUTH LINE OF LOT 3, POLLOCK ESTATES, RECORDED IN VOLUME 0, PAGE 540 COLLIN COUNTY PLAT RECORDS.

CONTROLLING MONUMENTS: 1/2-INCH IRON PIN SET AT EACH END OF SAID BEARING BASE LINE.



NUMBER	DIRECTION	DISTANCE
L1	S 83°06'16" E	32.06'
L2	N 32°59'27" E	25.15'
L3	S 81°28'28" E	61.37'
L4	S 52°23'04" E	31.44'
L5	S 33°01'37" E	65.82'
L6	N 47°55'38" E	36.69'
L7	S 71°54'18" E	45.64'
L8	N 48°43'57" E	53.28'
L9	S 68°21'33" E	91.20'
L10	N 39°55'28" E	39.00'
L11	N 89°50'19" E	62.07'
L12	N 47°39'53" E	99.04'
L13	S 51°47'30" E	48.18'
L14	N 86°15'41" E	63.15'
L15	S 65°29'00" E	38.44'
L16	S 02°36'52" E	27.44'
L17	S 43°48'09" W	40.62'
L18	S 68°09'09" W	90.30'
L19	S 41°22'36" W	69.00'
L20	S 11°50'07" E	52.00'
L21	S 55°50'59" E	25.34'
L22	S 16°24'41" W	17.50'
L23	S 31°12'25" E	69.93'
L24	S 02°22'50" W	169.16'
L25	S 29°15'32" W	39.10'
L26	S 67°20'42" W	40.00'
L27	S 36°23'01" W	35.20'
L28	S 29°36'46" E	8.70'
L29	S 11°35'30" W	12.65'
L30	S 66°30'31" W	52.60'
L31	S 08°27'42" W	121.60'
L32	S 49°05'44" W	70.35'
L33	S 24°05'25" W	37.08'
L34	S 04°55'39" W	80.68'



9.90 ACRES  
 DAVID HOWARD SURVEY  
 ABSTRACT NO. 413  
 COLLIN COUNTY  
 TEXAS  
 3646 BALLINLOUGH LANE  
 CELINA, TEXAS 75009

FIRM: BRUCE GEER, SURVEYOR  
 FIRM REGISTRATION # 10150700