

6600 W. FM 455

Part of Lot 6600 situated in the William Warden Survey, Abstract No. 965, Collin County, Texas, same being that tract of land conveyed to L and M Waggoner Family Trust, by deed recorded in County Clerk's File Number 20140817000816100, Collin County, Texas, and being more particularly described by metes and bounds as follows:

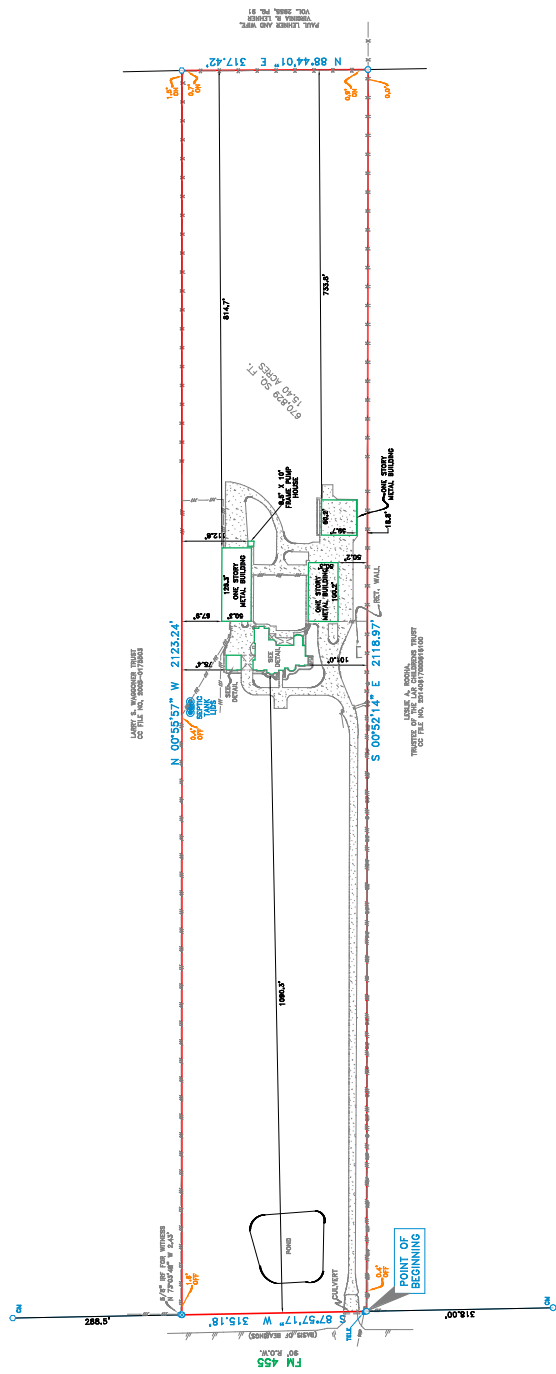
BEGINNING at a 1/2 inch iron rod found for corner, said corner lying in the East line of a tract of land conveyed to Leslie A. Roohor, Trustee of the L&M Childrens Trust, by deed recorded in County Clerk's File Number 20140817000816100, Deed Records of Collin County, Texas;

THENCE South 87 degrees 57 minutes 17 seconds West, along the North line of said Roohor tract, a distance of 174.22 feet to a 1/2 inch iron rod found for corner, said corner lying in the East line of a tract of land conveyed to Larry S. Waggoner Trust, by deed recorded in County Clerk's File Number 2005-0175593, Deed Records, Collin County, Texas, to which a 5/8 inch iron rod found for corner will set 2.43 feet North 79 degrees 03 minutes 48 seconds West, a distance of 22.43 feet;

THENCE North 00 degrees 35 minutes 37 seconds West, along the East line of said Roohor tract, a distance of 174.22 feet to a 1/2 inch iron rod found for corner, said corner lying in the South line of a tract of land conveyed to Paul Lehner and wife, Virginia R. Lehner, by deed recorded in Volume 2855, Page 81, Deed Records, Collin County, Texas;

THENCE North 88 degrees 44 minutes 01 seconds East, along the South line of said Lehner tract, a distance of 317.42 feet to a 1/2 inch iron rod found for corner, said corner being the northwest corner of said Robb tract;

THENCE South 00 degrees 52 minutes 37 seconds East, along the West line of said Robb tract, a distance of 174.22 feet to a 1/2 inch iron rod found for corner, containing 870,859 square feet or 15.40 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor Thomas W. Meak, hereby certifies to the accuracy of the survey shown on this plat, and that the same was made in accordance with the connection with the transaction described in C.F. 1005-2038(12)-RTT that (C) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey. The monuments shown hereon capacity existing on the date of the survey, and the location, size and type of material thereof are correctly shown on this plat, and the location, size and type of material thereof are correctly shown on this plat. The plat hereon is a correct and true copy of the original survey as shown on the ground, and the same is subject to the provisions of all ordinances and regulations in force at the time of the survey, and the boundaries the distances indicated and there are no visible and apparent encroachments or projections on the ground.

Executed this 21st day of October, 2015



Thomas W. Meak  
Registered Professional Land Surveyor No. 5119

NOTE: According to the F.P.S.M. in Map No. 488680D18, this property does lie in Zone \_\_\_\_\_

LEGEND table with symbols for various survey features like monuments, lines, and bearings.

Table with columns: DATE, REVISIONS, NOTES. Includes a section for 'REVISIONS' with columns for DATE, BY, and NOTES.

NOTES: REVISIONS SUBJECT TO CHANGE UNLESS OTHERWISE NOTED. COPIES OF THIS PLAN, SURVEY INSTRUMENTS AND RECORDS OF THIS SURVEY ARE AVAILABLE FOR SALE AT THE OFFICE OF THE SURVEYOR.

NOTES: MONUMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON DEED RECORDED IN CO FILE NO. 2004-0108577, DEED RECORDS, COLLIN COUNTY, TEXAS.

CBG logo and contact information for Collins County, Texas, including phone number 12025 South Blvd., Ste. 250 and website www.collincountytx.com.

15.40 ACRES  
WILLIAM WARDEN SURVEY, ABSTRACT NO. 965  
COLLIN COUNTY, TEXAS  
6600 W. FM 455