

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of THE PRESERVE AT HONEY CREEK RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Preserve at Honey Creek, recorded on February 14, 2020, under Instrument No. 20200214000211140 in the Official Public Records of Collin County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision**. The name of the subdivision which is the subject of the Declaration is The Preserve at Honey Creek, Phases 1, 2, and 3.

2. **Name and Mailing Address of the Association**. The name of the Association is The Preserve at Honey Creek Residential Community, Inc., and its mailing address is c/o PMP Management Texas ("*PMP Management*"), 6800 Weiskopf Ave., Suite 150, McKinney, Texas 75070.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is as follows: Preserve at Honey Creek Phase 1 is recorded under Instrument No. 20201217010004870; Preserve at Honey Creek Phase 3 is recorded under Instrument No. 20210607010002170; Preserve at Honey Creek Phase 3 is recorded under Instrument No. 20210928010003440, of the Plat or Map Records of Collin County, Texas. Additional recording information for the subdivision is set forth in Exhibit A to the Declaration, and is attached and incorporated herein.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 20200214000211140, along with any and all amendments and supplements recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The current mailing address for the Association is c/o PMP Management, 6800 Weiskopf Ave., Suite 150, McKinney, Texas 75070, telephone (972) 433-0646, and email care@pmpmanage.com.

6. **Website.** The Association's website may be found at www.thepreserveowners.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$185.00 - transfer fee; (ii) up to \$375.00 - resale certificate fee; (iii) up to \$75.00 – updated resale certificate fee; and (iv) \$125.00 – lender questionnaire fee.

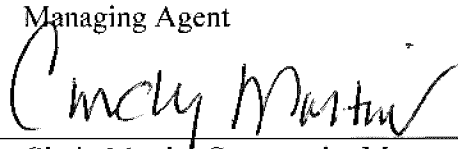
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o PMP Management via telephone (972) 433-0646 or by email care@pmpmanage.com. Alternatively, you may contact the office for PMP Management via 6800 Weiskopf Ave., Suite 150, McKinney, Texas 75070.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

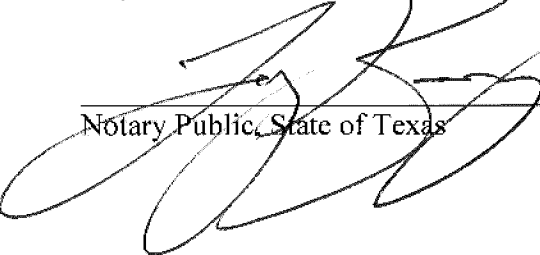
**THE PRESERVE AT HONEY CREEK
RESIDENTIAL COMMUNITY, INC.,**
a Texas non-profit corporation

By: PMP Management Texas
Its: Managing Agent

By: 
Cindy Martin, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 25th day of January, 2022, by Cindy Martin, Community Manager with PMP Management Texas, the Managing Agent of The Preserve at Honey Creek Residential Community, Inc., a Texas non-profit corporation.



Notary Public, State of Texas

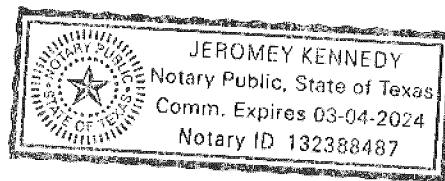


EXHIBIT A

PROPERTY DESCRIPTION

TRACT 1

BEING A 29.567 ACRE TRACT OF LAND SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294, THE MEREDITH HART SURVEY, ABSTRACT NO. 371, AND THE WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF A 172.3 ACRE TRACT OF LAND, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20180816001028890, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 29.567 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83,(NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 172.3 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 38.948 ACRE TRACT OF LAND, CONVEYED TO ROHOL LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20081030001281150, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 543, (AN 80' RIGHT-OF-WAY), AND BEING ON THE NORTH LINE OF A TRACT OF LAND RECORDED IN VOLUME 400, PAGE 428, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 84 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 172.3 ACRE TRACT, AND SAID COMMON NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 230.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 172.3 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 05 DEGREES 01 MINUTES 00 SECONDS EAST, A DISTANCE OF 19.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 46 DEGREES 57 MINUTES 47 SECONDS EAST, A DISTANCE OF 20.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 75.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 04 DEGREES 38 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 184.64 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 03 MINUTES 40 SECONDS WEST, A DISTANCE OF 936.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 29.59 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREES 31 MINUTES 16 SECONDS EAST, A DISTANCE OF 180.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 46 DEGREES 02 MINUTES 38 SECONDS EAST, A DISTANCE OF 21.39 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 25 MINUTES 59 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 25 MINUTES 59 SECONDS WEST, A DISTANCE OF 29.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 43 DEGREES 57 MINUTES 22 SECONDS WEST, A DISTANCE OF 21.30 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14 DEGREES 15 MINUTES 13

SECONDS, A RADIUS OF 786.50 FEET AND A LONG CHORD THAT BEARS NORTH 07 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 195.15 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 195.66 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 58 MINUTES 11 SECONDS, A RADIUS OF 990.00 FEET AND A LONG CHORD THAT BEARS NORTH 16 DEGREES 51 MINUTES 25 SECONDS EAST, A DISTANCE OF 68.58 FEET;

ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 68.59 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 28 DEGREES 02 MINUTES 47 SECONDS EAST, A DISTANCE OF 99.89 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 49 MINUTES 54 SECONDS, A RADIUS OF 979.00 FEET AND A LONG CHORD THAT BEARS NORTH 28 DEGREES 32 MINUTES 18 SECONDS EAST, A DISTANCE OF 133.71 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 133.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 78 DEGREES 59 MINUTES 26 SECONDS EAST, A DISTANCE OF 20.80 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 35 DEGREES 05 MINUTES 16 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 54 DEGREES 54 MINUTES 44 SECONDS WEST, A DISTANCE OF 31.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 08 DEGREES 49 MINUTES 37 SECONDS WEST, A DISTANCE OF 20.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT

CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 05 MINUTES 11 SECONDS, A RADIUS OF 990.00 FEET AND A LONG CHORD THAT BEARS NORTH 53 DEGREES 44 MINUTES 09 SECONDS EAST, A DISTANCE OF 547.20 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 554.41 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 78 DEGREES 12 MINUTES 12 SECONDS EAST, A DISTANCE OF 99.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 72 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 48.73 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 38 MINUTES 28 SECONDS, A RADIUS OF 1121.00 FEET AND A LONG CHORD THAT BEARS NORTH 70 DEGREES 13 MINUTES 48 SECONDS EAST, A DISTANCE OF 90.78 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 90.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 68 DEGREES 25 MINUTES 57 SECONDS EAST, A DISTANCE OF 21.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 24 DEGREES 23 MINUTES 27 SECONDS EAST, A DISTANCE OF 6.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 24 MINUTES 55 SECONDS, A RADIUS OF 320.00 FEET AND A LONG CHORD THAT BEARS SOUTH 23 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.49 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 13.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 68 DEGREES 01 MINUTES 28 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 24 MINUTES 55 SECONDS, A RADIUS OF 380.00 FEET AND A LONG CHORD THAT BEARS NORTH 23 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 16.02 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 16.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 24 DEGREES 23 MINUTES 27 SECONDS WEST, A DISTANCE OF 17.52 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 19 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 21.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 14 MINUTES 57 SECONDS, A RADIUS OF 1110.00 FEET AND A LONG CHORD THAT BEARS NORTH 58 DEGREES 09 MINUTES 41 SECONDS EAST, A DISTANCE OF 198.30 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 198.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE EAST LINE OF SAID 172.3 ACRE TRACT, SAID POINT BEING A WESTERLY NORTHWEST CORNER OF A 30.048 ACRE TRACT OF LAND CONVEYED TO ADDISON G. WILSON, JR., AS RECORDED IN COUNTY CLERK'S FILE NO. 20091215001497350, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON SOUTH CORNER OF A 1.40 ACRE TRACT OF LAND CONVEYED AS TRACT 1, TO THE CITY OF MCKINNEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 201807260000931480, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE EAST LINE OF SAID 172.3 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 03 MINUTES 36 SECONDS EAST, ALONG THE WEST LINE OF SAID 30.048 ACRE TRACT, A DISTANCE OF 325.48 FEET TO A 1 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 30.048 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF AFORESAID 38.948 ACRE TRACT;

SOUTH 01 DEGREES 03 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID 38.948 ACRE TRACT, A DISTANCE OF 1455.54 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA 29.567 ACRES OF LAND.

TRACT 2

BEING A 27.709 ACRE TRACT OF LAND SITUATED IN THE WILLIAM JOHNSON SURVEY, ABSTRACT NO. 493, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF A 172.3 ACRE TRACT OF LAND, CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20180816001028890, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 27.709 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982), AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 5992" FOUND FOR THE SOUTHWEST CORNER OF SAID 172.3 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 99.68 ACRE TRACT OF LAND CONVEYED TO MARY BETH RUSSELL AND MALINDA A. WARDEN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20050428000558900, OFFICIAL PUBIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 543, (AN 80' RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND RECORDED IN VOLUME 400, PAGE 428, DEED RECORDS, COLLIN COUNTY, TEXAS AND THE COMMON NORTHEAST CORNER OF A TRACT OF LAND RECORDED IN VOLUME 400, PAGE 438, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID 172.3 ACRE TRACT AND THE COMMON EAST LINE OF SAID 99.68 ACRE TRACT, A DISTANCE OF 1292.09 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 172.3 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 25 MINUTES 59 SECONDS EAST, A DISTANCE OF 825.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 34 DEGREES 31 MINUTES 16 SECONDS, A RADIUS OF 380.00 FEET AND A LONG CHORD THAT BEARS SOUTH 72 DEGREES 10 MINUTES 21 SECONDS EAST, A DISTANCE OF 225.50 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 228.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 52.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 35 DEGREES 05 MINUTES 16 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 54 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 21.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 10 DEGREES 52 MINUTES 49 SECONDS EAST, A DISTANCE OF 21.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 44 MINUTES 57 SECONDS, A RADIUS OF 1110.00 FEET AND A LONG CHORD THAT BEARS SOUTH 24 DEGREES 23 MINUTES 25 SECONDS WEST, A DISTANCE OF 323.33 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 324.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 21 DEGREES 57 MINUTES 44 SECONDS WEST, A DISTANCE OF 90.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 48 MINUTES 57 SECONDS, A RADIUS OF 861.50 FEET AND A LONG CHORD THAT BEARS SOUTH 08 DEGREES 35 MINUTES 40 SECONDS WEST, A DISTANCE OF 162.39 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 162.63 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 37 MINUTES 38 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 25 MINUTES 59 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 34 MINUTES 01 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 25 MINUTES 59 SECONDS EAST, A DISTANCE OF 19.94 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 21.04 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 01 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 213.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 34 MINUTES 31 SECONDS WEST, A DISTANCE OF 89.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 01 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 94.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93 DEGREES 27 MINUTES 59 SECONDS, A RADIUS OF 66.50 FEET AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 15 MINUTES 15 SECONDS WEST, A DISTANCE OF 96.85 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 108.48 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 28.82 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTH LINE OF SAID 172.3 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY LINE OF AFORESAID FARM-TO-MARKET ROAD NO. 543;

THENCE, NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 805.13 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 27.709 ACRES OF LAND.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/26/2022 09:26:54 AM
\$66.00 JMORRISON
20220126000140680