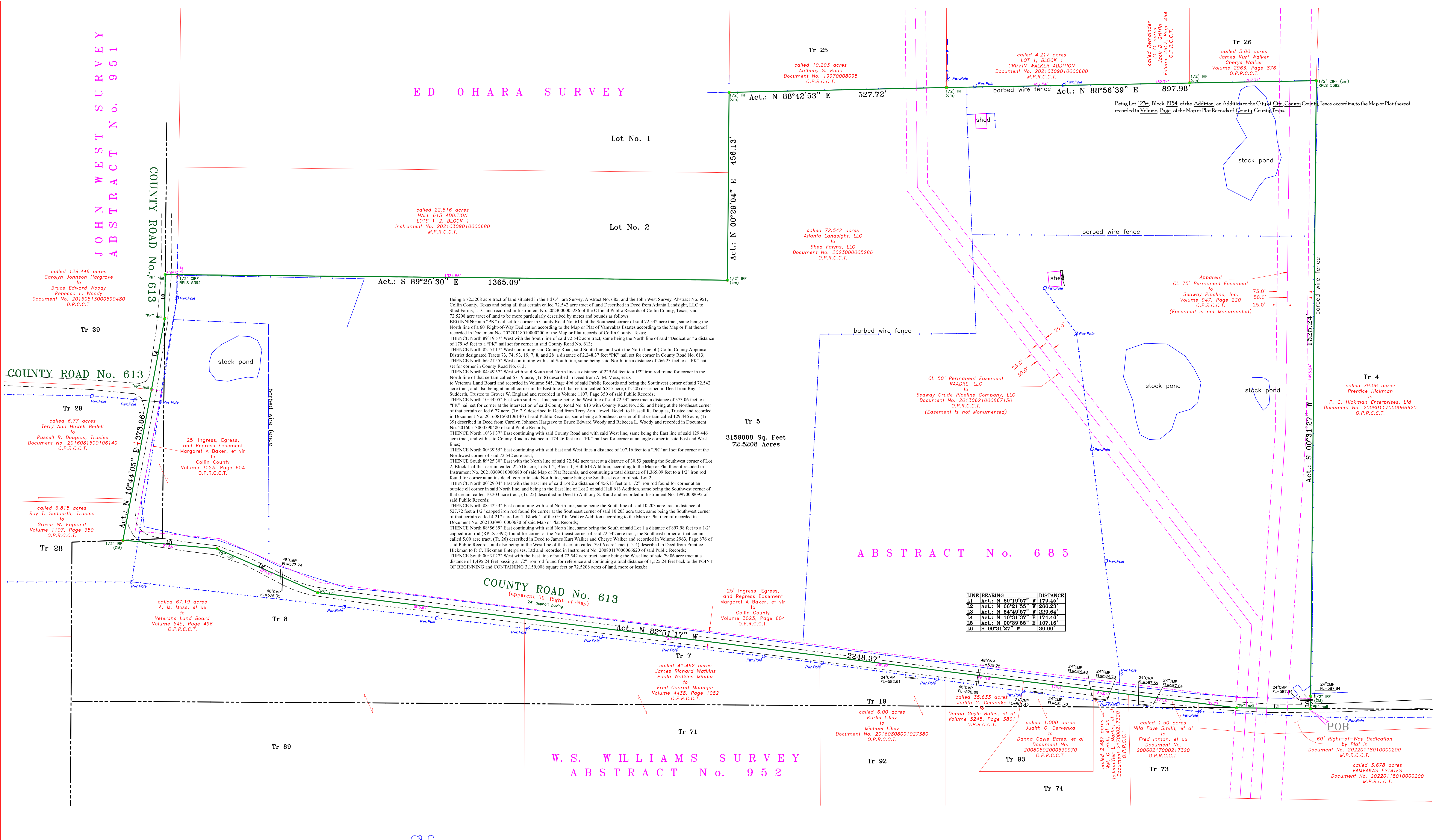


JOHN WEST SURVEY  
ABSTRACT No. 951

ED OHARA SURVEY

W.S. WILLIAMS SURVEY  
ABSTRACT No. 952

ABSTRACT No. 685

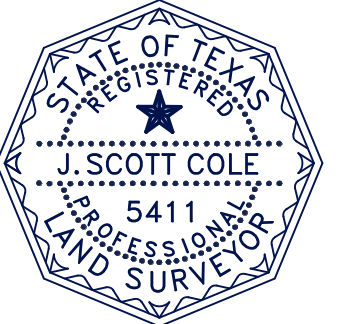


Being a 72,528 acre tract of land situated in the Ed O'Hara Survey, Abstract No. 685, and the John West Survey, Abstract No. 951, Collin County, Texas and being all that certain called 72,542 acre tract of land described in Deed from Atlanta Landsight, LLC to Shed Farms, LLC and recorded in Instrument No. 202300005286 of the Official Public Records of Collin County, Texas, said 72,528 acre tract of land to be more particularly described by metes and bounds as follows:  
 BEGINNING at a "PK" nail set for corner in County Road No. 613, at the Southeast corner of said 72,542 acre tract, same being the North line of a 60' Right-of-Way Dedication according to the Map or Plat of Vamvakas Estates according to the Map or Plat thereof recorded in Document No. 20220118010000200 of the Map or Plat records of Collin County, Texas;  
 THENCE North 89°19'57" West with the South line of said 72,542 acre tract, same being the North line of said "Dedication" a distance of 179.45 feet to a "PK" nail set for corner in said County Road No. 613;  
 THENCE North 82°51'17" West continuing said County Road, said South line, and with the North line of (Collin County Appraisal District designated Tracts 73, 74, 93, 19, 7, 8, and 28 a distance of 2,248.37 feet "PK" nail set for corner in County Road No. 613;  
 THENCE North 60°21'55" West continuing with said South line, same being said North line a distance of 266.23 feet to a "PK" nail set for corner in County Road No. 613;  
 THENCE North 84°49'57" West with said South and North lines a distance of 229.64 feet to a 1/2" iron rod found for corner in the North line of that certain called 67.19 acre, (Tr. 8) described in Deed from A. M. Moss, et ux to Veterans Land Board and recorded in Volume 545, Page 496 of said Public Records and being the Southwest corner of said 72,542 acre tract, and also being at an ell corner in the East line of that certain called 6.815 acre, (Tr. 28) described in Deed from Ray T. Sudderth, Trustee to Grover W. England and recorded in Volume 1107, Page 350 of said Public Records;  
 THENCE North 10°44'05" East with said East line, same being the West line of said 72,542 acre tract a distance of 373.06 feet to a "PK" nail set for corner at the intersection of said County Road No. 613 with County Road No. 565, and being at the Southeast corner of that certain called 6.77 acre, (Tr. 29) described in Deed from Terry Ann Howell Bedell to Russell R. Douglas, Trustee and recorded in Document No. 2016081500106140 of said Public Records, same being a Southeast corner of that certain called 129.446 acre, (Tr. 39) described in Deed from Carolyn Johnson Hargrave to Bruce Edward Woody and Rebecca L. Woody and recorded in Document No. 20160513000590480 of said Public Records;  
 THENCE North 10°31'37" East continuing with said County Road and with said West line, same being the East line of said 129.446 acre tract, and with said County Road a distance of 174.46 feet to a "PK" nail set for corner at an angle corner in said East and West lines;  
 THENCE North 00°39'55" East continuing with said East and West lines a distance of 107.16 feet to a "PK" nail set for corner at the Northwest corner of said 72,542 acre tract;  
 THENCE South 89°25'30" East with the North line of said 72,542 acre tract at a distance of 30.53 passing the Southwest corner of Lot 2, Block 1 of that certain called 22,516 acre, Lots 1-2, Block 1, Hall 613 Addition, according to the Map or Plat thereof recorded in Instrument No. 20210309010000680 of said Map or Plat Records, and continuing a total distance of 1,365.09 feet to a 1/2" iron rod found for corner at an inside ell corner in said North line, same being the Southwest corner of said Lot 2;  
 THENCE North 00°29'04" East with the East line of said Lot 2 a distance of 456.13 feet to a 1/2" iron rod found for corner at an outside ell corner in said North line, and being in the East line of Lot 2 of said Hall 613 Addition, same being the Southwest corner of that certain called 10,203 acre tract, (Tr. 25) described in Deed to Anthony S. Rudd and recorded in Instrument No. 19970008095 of said Public Records;  
 THENCE North 88°42'53" East continuing with said North line, same being the South line of said 10,203 acre tract a distance of 527.72 feet a 1/2" capped iron rod found for corner at the Southeast corner of said 10,203 acre tract, same being the Southwest corner of that certain called 4.217 acre Lot 1, Block 1 of the Griffin Walker Addition according to the Map or Plat thereof recorded in Document No. 20210309010000680 of said Public Records;  
 THENCE North 88°56'39" East continuing with said North line, same being the South of said Lot 1 a distance of 897.98 feet to a 1/2" capped iron rod (RPLS 5392) found for corner at the Northeast corner of said 72,542 acre tract, the Southeast corner of that certain called 5.00 acre tract, (Tr. 26) described in Deed to James Kurt Walker and Cheryle Walker and recorded in Volume 2963, Page 876 of said Public Records, and also being in the West line of that certain called 79.06 acre Tract (Tr. 4) described in Deed from Prentice Hickman to P. C. Hickman Enterprises, Ltd and recorded in Instrument No. 2008011700006620 of said Public Records;  
 THENCE South 00°31'27" West with the East line of said 72,542 acre tract, same being the West line of said 79.06 acre tract at a distance of 1,495.24 feet passing a 1/2" iron rod found for reference and continuing a total distance of 1,525.24 feet back to the POINT OF BEGINNING and CONTAINING 3,159,008 square feet or 72,528 acres of land, more or less.

LINE	BEARING	DISTANCE
L1	Act.: N 89°19'57" W	179.45'
L2	Act.: N 66°21'55" W	266.23'
L3	Act.: N 84°49'57" W	229.64'
L4	Act.: N 10°31'37" E	174.46'
L5	Act.: N 00°39'55" E	107.16'
L6	Act.: S 00°31'27" W	30.00'

CIRS	Capped Iron Rod Set	Electric Meter	⊙
Water Meter	⊗	Electric Control Box	⊠
Fire Hydrant	⊕	Property Line	—
Oncor Underground Elec.	—	Adjoiner Property Line	—
Light Pole	⊙	Iron Fence	—
Power Pole	⊙	Wood Fence	—
Sanitary Sewer Manhole	⊙	Chain Link Fence	—
Concrete	—	Barbed Wire Fence	—
Gas Meter	⊙	Overhead Powerline	—

By: *JSC* Date: 03/13/2023  
 I, J. Scott Cole, Registered Professional Land Surveyor No. 5411, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey. This survey was performed without the benefit of a current title commitment. There may be matters affecting this property that only a current title commitment would reveal. Undersigned assumes no liability for such matters, Visible and Apparent Easements, if any, are as shown.



Bearing Source: All bearings are based on Texas State Plane Coordinate System, North Central Zone.

**SURVEY PLAT**  
 showing  
 72,5208 Acres  
 situated in the  
 Ed O'Hara Survey, Abstract No. 685  
 and the  
 John West Survey, Abstract No. 951  
 Collin County, Texas

**Sands Surveying Corporation**  
 Registered, Licensed, Experts.  
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