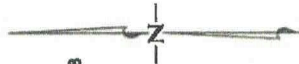


D. F. LUCAS SURVEY
ABSTRACT NO. 537



NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (TCS), NORTH CENTRAL ZONE, (4202), NORTH AMERICAN DATUM OF 1983, (NAD 83), 2011 ADJUSTMENT EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000152710. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

2. THE FOLLOWING PUBLISHED PRIMARY GPS CONTROL POINTS WERE RECOVERED, ANALYZED, AND HELD HORIZONTALLY: E0435137.
3. ABSTRACTING WAS PERFORMED FROM NOVEMBER 2019 THROUGH DECEMBER 2019.
4. FIELD SURVEYING WAS PERFORMED FROM OCTOBER 2019 THROUGH JANUARY 2020.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SKETCH.
6. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE "I" RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

APPROXIMATE
SURVEY LINE

GARY BOYD AND TONI BOYD
OCTOBER 7, 1987
DOC. NO. 1997-0085904
VOL. 4014, PG. 607
O.P.R.P.C.T.
(2.095 ACRES)

LUCAS COUNTRY ESTATES #2
(UNRECORDED PLAT)

APPROXIMATE
SURVEY LINE

A-813

A-17

PROPOSED R.O.W.

0.2145 ACRE
9,343 SQ. FT.

EXISTING R.O.W.
F.M. 3286
(E. LUCAS ROAD)
(120' R.O.W. WIDTH)

PROPERTY INSET
NOT TO SCALE

JAMES ANDERSON SURVEY
ABSTRACT NO. 17

REVISIONS

JAMES ANDERSON SURVEY ABSTRACT NO. 17

DEED	ACQUISITION	REMAINING LT
2.095 AC. 91,258 SQ. FT.	0.2145 AC. 9,343 SQ. FT.	1.881 AC. 81,915 SQ. FT.

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPELS SURVEY FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mgray.com

PARCEL PLAT SHOWING
PARCEL 8

F.M. 1378 AT F.M. 3286
COLLIN COUNTY, TEXAS
R.O.W. C.S.J.: 1392-01-049

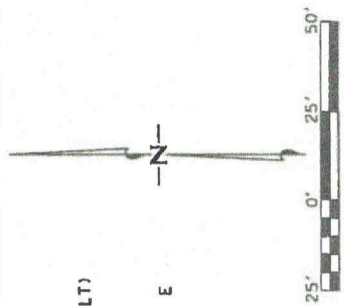
DATE: MARCH 2020 SCALE: N.T.S.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Troy R. Thomas

TROY R. THOMAS, REG. PROF. LAND SURVEYOR NO. 6130 DATE 03/26/2020

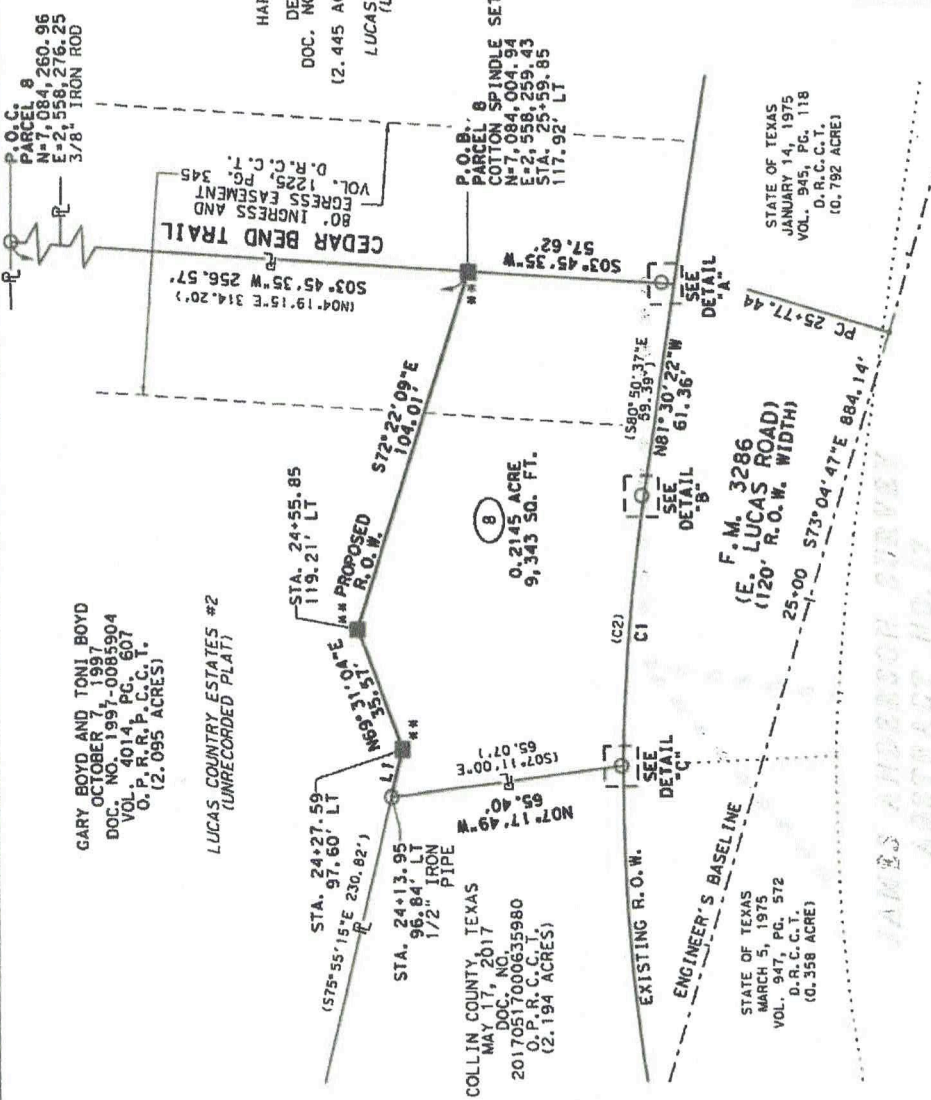


ENGINEER'S BASELINE CURVE DATA
 P.I. NORTHING = 7,083,690.54
 P.I. EASTING = 2,558,887.78
 DELTA = 27° 35' (LT)
 DEGREE OF CURVE = 3° 45' 11"
 TANGENT = 675.07'
 LENGTH = 1,268.67'
 RADIUS = 1,506.00'
 CHORD BEARING = N 82° 41' 26" E
 CHORD = 1,231.19'
 PC STATION = 26,712.41
 PT STATION = 38,446.11

LEGEND

- FOUND MONUMENT (AS INDICATED)
- SET 5/8" IRON ROD WITH A 1-3/4" PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" (UNLESS NOTED)
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.T. STATE OF TEXAS
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- HOOK LINE (IDENTICAL OWNER)
- M.R.C.C.T. MAP RECORDS COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS COLLIN COUNTY, TEXAS
- O.P.R.P.C.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

HAROLD JOHNSON AND
 ALVA JOHNSON
 DECEMBER 27, 2010
 DOC. NO. 2011011000045240
 O.P.R.C.C.T.
 (2.445 ACRES, 106,525 SQ. FT.)
 LUCAS COUNTRY ESTATES #2
 (UNRECORDED PLAT)



GARY BOYD AND TONI BOYD
 OCTOBER 7, 1997
 DOC. NO. 1997-0085904
 VOL. 4014, PG. 607
 O.P.R.P.C.C.T.
 (2.095 ACRES)
 LUCAS COUNTRY ESTATES #2
 (UNRECORDED PLAT)

COLLIN COUNTY, TEXAS
 MAY 17, 2017
 DOC. NO. 20170517000635980
 O.P.R.C.C.T.
 (2.194 ACRES)

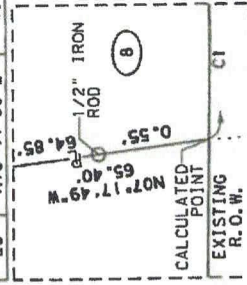
STATE OF TEXAS
 MARCH 5, 1975
 VOL. 947, PG. 572
 D.R.C.C.T.
 (0.358 ACRE)

F.M. 3286
 (E. LUCAS ROAD)
 (120' R.O.W. WIDTH)
 25.00
 S73°04'47"E 884.14'
 PC 25+77.44
 SEE DETAIL "A"

STATE OF TEXAS
 JANUARY 14, 1975
 VOL. 945, PG. 118
 D.R.C.C.T.
 (0.792 ACRE)

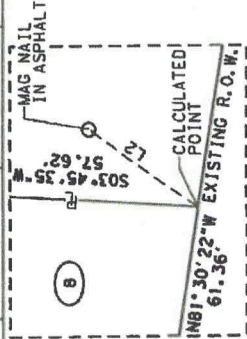
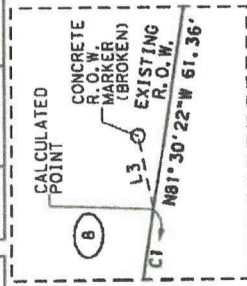
LINE TABLE

LINE	BEARING	DISTANCE
L1	S76°16'31"E	13.66'
L2	N08°07'04"E	3.58'
L3	N78°44'30"E	1.95'



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	73.24'	537.47'	07°48'27"	N85°24'36"W	73.18'
(C2)	(74.49')	(537.46')	(07°56'27")		



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PARCEL PLAT SHOWING
PARCEL 8
 F.M. 1378 AT F.M. 3286
 COLLIN COUNTY, TEXAS
 R.O.W. C.S.J.: 1392-01-049

DATE: MARCH 2020 SCALE: 1"=50'

EXHIBIT A

County: Collin
Highway: F.M. 1378 at F.M. 3286
From Station 24+13.95 to Station 25+59.85
ROW CSJ: 1392-01-049

Page 4 of 6
March 26, 2020

DESCRIPTION FOR PARCEL 8

A parcel plat of even date was prepared in conjunction with this property description.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Troy R. Thomas, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 26th day of March, 2020 A.D.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500

Troy R. Thomas

3/26/2020

Troy R. Thomas, Reg. Professional Land Surveyor No. 6130
2020/Descriptions/FM 1378 Collin County/Parcel 8

