

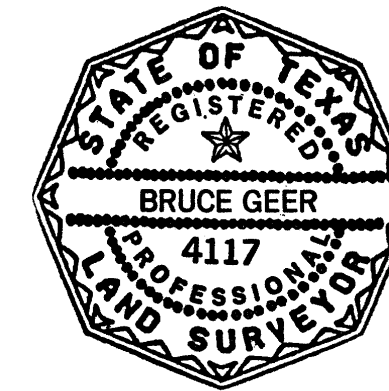
survey of all of Tract One, Tract Two and Tract Three and part of Tract Four described in a deed from Ida D.(Mrs. J. E.) Rhea, et al to Jerry Standerfer, dated September 29, 1972, recorded in volume 839, page 237; a survey of part of the 6.680 acre tract described in a deed from Folsom Investments, Inc. to Jerry Standerfer, dated March 28, 1985, recorded in volume 2100, page 59; a survey of part of the 0.745 acre tract described in a deed from Louise Dowell and Caroline Dowell, dated April 14, 1981, recorded in volume 1381, page 759, all deeds of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the southwest corner of said 6.680 acre tract and the east-southeast corner of Collin Green Addition recorded in volume G, page 245 of the Collin County plat records;
 THENCE North 02°14'37" West, with the east line of said Collin Green Addition, 508.44 feet to a 1/2-inch iron pin set at the southwest corner of Lot 1, Block A of the Prosper Self Storage Addition recorded in volume 2010, page 108 of the Collin County plat records;
 THENCE North 89°36'24" East, with the south line of said Lot 1, Block A, 488.82 feet to a 1/2-inch iron pin set in the west right-of-way line of Farm Road 2478(Custer Road);
 THENCE South 01°24'19" East, with the west right-of-way line of said Farm Road 2478(Custer Road), 508.26 feet to a 1/2-inch iron pin found in the south line of said Tract Two;
 THENCE South 89°42'57" West, with the south line of said Tract Two, 195.87 feet to a 1/2-inch iron pin found at the southwest corner of said Tract Two and the south-southeast corner of said 6.680 acre tract;
 THENCE South 89°32'00" West, with the south line of said 6.680 acre tract, 285.51 feet to the PLACE OF BEGINNING and containing 5.657 acres.

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

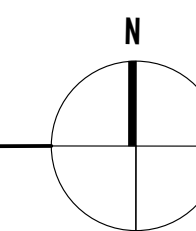
Office work completed on June 21, 2014

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

01 | METES & BOUNDS

SCALE: 1" = 20'-0"



ACCORDING TO FEMA MAP NO. 48085C0140J, DATED 6-2-2009 THIS 5.657 ACRE TRACT OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN.

ROGERS HEALY
 AND ASSOCIATES REAL ESTATE
 c: 214.418.0455
 e: JP@RogersHealy.com
 w: RogersHealy.com
 a: 3001 Knox Street #210, Dallas, TX 75205
OWNER / CLIENT: JP Findley

C	D	C
CONSULT	DESIGN	CONSTRUCTION
C: 972.880.0870 O/F: 972.649.0410 5848 Fairview Pkwy Fairview, Texas 75069 Building Quality since 1997		
CONTRACTOR: Bill Oelfke		



gregory HAGMANN
 ARCHITECT
 09.09.2024
 gregoryHAGMANN
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 ARCHITECT
 404 Provincetown Ln.
 Richardson, Texas 75080
 214.926.7575
 ggharchitect@yahoo.com



THE SCHOOL HOUSE
 NEW PRESCHOOL AGES 4-5

5799 OLD CUSTER RD. PROSPER, TX. 75078

Situated in the Town of Prosper, Collin County, Tx., in the George Horn Survey of all of Tract One, Tract Two & Tract Three and part of Tract Four.

ZONE-24-0017
"EXHIBIT A-1"
WRITTEN METES & BOUNDS

PLANNED DEVELOPMENT 5.657 Acre Tract
Located in the Town of Prosper, Texas

ISSUE:
 P & Z
 SEP. 16, 2024

PROJECT
 NO: 2406SH.01

PD EX A-1