

LEGAL DESCRIPTION

Being a 47.97 acre tract of land out of the A. West Survey, Abstract No. 979 and the J. Shelby Survey, Abstract No. 819, situated in Collin County, Texas, being all of Lot 1, Block A of Geckler Addition, a subdivision of record in Volume 2015, Page 219 of the Plat Records of Collin County, Texas, also being all of a called 1.00 acre tract of land conveyed to Wylie 33, LLC by deed of record in Document Number 2024000159522 of the Official Public Records of Collin County, Texas, also being a portion of a called 14.2871 acre tract of land conveyed to Wylie 33, LLC by deed of record in Document Number 2022000133364 of said Official Public Records, and being all of a called 18.9418 acre tract of land conveyed to Wylie 33, LLC by deed of record in Document Number 2022000095993 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of Farm-To-Market Road 544, being the southwest corner of a called 10.723 acre tract of land conveyed to Veritas Community Lutheran Church Academy by deed of record in Document Number 20210719001449460 of said Official Public Records, and being the westernmost northwest corner of said Lot 1;

THENCE, leaving the east right-of-way line of Farm-To-Market Road 544, along the east line of said 10.723 acre tract, being the common west line of said Lot 1, the following five (5) courses and distances:

1. S89°11'57"E, a distance of 40.40 feet to a 5/8 inch iron rod found;
2. N35°42'41"E, a distance of 138.60 feet to a 5/8 inch iron rod with yellow plastic cap stamped "RPLS 5430" found;
3. N42°42'42"E, a distance of 588.89 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. N21°11'38"E, a distance of 140.67 feet to a wood fence corner post found;
5. N20°17'32"E, a distance of 360.92 feet to a mag nail set in Wheelis Road, being in the south line of a right-of-way dedication of record in Lake Trails of Bozman Farm, a subdivision of record in Cabinet P, Page 565 of said Plat Records, being the northeast corner of said 10.723 acre tract, and being the northernmost northwest corner of said Lot 1;

THENCE, S89°34'17"E, along Wheelis Road, along the south line of said right-of-way dedication of record, being the common north line of said Lot 1, a distance of 193.35 feet to a mag nail set in the west line of said 14.2871 acre tract, being the northernmost northeast corner of said Lot 1 and the southeast corner of said right-of-way dedication of record;

THENCE, S00°18'55"W, along the east line of said Lot 1, being the common west line of said 14.2871 acre tract, a distance of 19.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the westernmost southwest corner of said 14.2871 acre tract, being the northwest corner of said 18.9418 acre tract;

THENCE, N89°42'55"E, leaving the east line of said Lot 1, along the westernmost south line of said 14.2871 acre tract, being the common westernmost north line of said 18.9418 acre tract, a distance of 30.08 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northernmost northeast corner of said 18.9418 acre tract, being an interior ell corner of said 14.2871 acre tract;

THENCE, S00°18'55"W, along the northernmost east line of said 18.9418 acre tract, being the common southernmost west line of said 14.2871 acre tract, a distance of 314.92 feet to a 60D nail found at the northwest corner of a called 0.995 acre tract of land conveyed to Bates Commercial Properties, LLC by deed of record in Document Number 2023000006505 of said Official Public Records, being a southwest corner of said 14.2871 acre tract;

THENCE, S00°47'34"W, continuing along the northernmost east line of said 18.9418 acre tract, being the common west line of said 0.995 acre tract, a distance of 110.51 feet to a point from which a 60D nail found bears N47°57'48"E, a distance of 0.55 feet, being the southwest corner of said 0.995 acre tract, and being an interior ell corner of said 18.9418 acre tract;

LEGAL DESCRIPTION CONTINUES ON PAGE 2

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EAGLE SURVEYING, LLC

222 S. ELM STREET

SUITE: 200

DENTON, TX 76201

(940) 222-3009

TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
2404.051-07	PM	04-09-2025

LEGAL DESCRIPTION (CONTINUED FROM PAGE 1)

THENCE, N88°34'14"E, along the southernmost north line of said 18.9418 acre tract, in part being the common south line of said 0.995 acre tract, and in part being the common south lines of two called 1.00 acre tracts of land conveyed as Tract 1 and Tract 2 to Bates Commercial Properties, LLC by deed of record in Document Number 2023000006502 of said Official Public Records, a distance of 1,188.89 feet to a 1/2 inch iron rod found at the southernmost southwest corner of said 14.2871 acre tract, being the southeast corner of said Tract 2 to Bates Commercial Properties, LLC;

THENCE, N01°35'27"W, along the southernmost west line of said 14.2871 acre tract and the common east line of said Tract 2 to Bates Commercial Properties, LLC, passing at a distance of 110.35 feet a 5/8 inch iron rod found at the northeast corner of said Tract 2 to Bates Commercial Properties, LLC, being an interior ell corner of said 14.2871 acre tract, and continuing on said course over and across said 14.2871 acre tract a total distance of 124.52 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south line of a called 1.500 acre tract of land conveyed to Maria G. Campusano and Alejo Campusano by deed of record in Document Number 20081224001450510 of said Official Public Records;

THENCE, N88°34'05"E, along the south line of said 1.500 acre tract, a distance of 121.51 feet to a metal fence post found at the southeast corner of said 1.500 acre tract;

THENCE, N02°43'33"W, along the east line of said 1.500 acre tract, a distance of 195.57 feet to a metal fence post found at the northeast corner of said 1.500 acre tract;

THENCE, N82°14'40"W, in part along the north line of said 1.500 acre tract and in part along the north line of a called 8.00 acre tract of land conveyed to Bates Commercial Properties, LLC by deed of record in Document Number 2023000006503 of said Official Public Records, a distance of 1,019.23 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northernmost northwest corner of said 8.00 acre tract;

THENCE, along the irregular west line of said 8.00 acre tract, the following two (2) courses and distances:

1. S03°07'20"W, a distance of 139.99 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S73°54'20"W, a distance of 151.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the westernmost northwest corner of said 8.00 acre tract, being the northeast corner of a called 0.505 acre tract of land conveyed to Bates Commercial Properties, LLC by deed of record in Document Number 2023000006504 of said Official Public Records, and being the southeast corner of a tract of land conveyed to Jader Zapata and Evelyn Zapata by deed of record in Document Number 20080721000828180 of said Official Public Records;

THENCE, N04°06'10"W, along the east line of said Zapata tract, a distance of 141.00 feet to a wood fence post found at the northeast corner of said Zapata tract;

THENCE, S89°30'05"W, along the north line of said Zapata tract, a distance of 103.08 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northwest corner of said Zapata tract;

THENCE, over and across said 14.2871 acre tract, the following two (2) courses and distances:

1. N39°35'25"W, a distance of 28.66 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N80°43'17"W, a distance of 28.66 feet to an "X" cut set in the northernmost west line of said 14.2871 acre tract, being the northeast corner of said right-of-way dedication of record in Lake Trails of Bozman Farm, and being the southeast corner of Lot 45 of said Block A of Lake Trails of Bozman Farm;

THENCE, N02°27'15"E, along the west line of said 14.2871 acre tract, being the common east lines of Lots 45 and 44 of said Block A of Lake Trails of Bozman Farm, a distance of 173.44 feet to a 5/8 inch iron rod found at the southwest corner of said 1.00 acre tract, being the westernmost northwest corner of said 14.2871 acre tract;

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THENCE, N02°07'04"E, along the west line of said 1.00 acre tract, being the common east lines of Lots 44 and 43 of said Block A of Lake Trails of Bozman Farm, a distance of 109.91 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northwest corner of said 1.00 acre tract, being the southwest corner of Lot 40 of said Block A of Lake Trails of Bozman Farm;

THENCE, S89°05'19"E, along the south lines of Lot 40 thru 21 of said Block A of Lake Trails of Bozman Farm, in part being the common north line of said 1.00 acre tract, and in part being the common north line of said 14.2871 acre tract, a distance of 1,578.94 feet to a 5/8 inch iron rod found at the northeast corner of said 14.2871 acre tract, being the southeast corner of said Lot 21, also being the southwest corner of Lot 14 of said Block A of Lake Trails of Bozman Farm, and being the northwest corner of a called 29.615 acre tract of land conveyed to Bozman Farm Estates Master Association, Inc. by deed of record in Document Number 20210624001281250 of said Official Public Records;

THENCE, along the west line of said 29.615 acre tract, in part being the common east line of said 14.2871 acre tract, and in part being the common east line of said 18.9418 acre tract, the following two (2) courses and distances:

1. S00°57'37"E, a distance of 693.12 feet to a 1/2 inch iron rod found at the southeast corner of said 14.2871 acre tract and the northeast corner of said 18.9418 acre tract;
2. S00°04'16"E, a distance of 546.73 feet to a 3/8 inch iron rod found in the north line of a called 14.85 acre tract of land conveyed to Muhammad Moin Farooqi by deed of record in Document Number 20150401000362990 of said Official Public Records, being the southwest corner of said 29.615 acre tract, and being the southeast corner of said 18.9418 acre tract;

THENCE, along the irregular south line of said 18.9418 acre tract, in part being the common north line of said 14.85 acre tract, and in part being the common east, north, and west lines of a tract of land conveyed to Veta Lowayne Vaughn by deed of record in Document Number 20180411000444470 of said Official Public Records, the following four (4) courses and distances:

1. N88°20'57"W, a distance of 182.78 feet to a 3/8 inch iron rod found in the east line of said Vaughn tract, being the northwest corner of said 14.85 acre tract, and being an exterior ell corner of said 18.9418 acre tract;
2. N04°36'19"W, a distance of 11.70 feet to a 5/8 inch iron rod found at the northeast corner of said Vaughn tract, being an interior ell corner of said 18.9418 acre tract;
3. N89°22'17"W, a distance of 1,211.35 feet to a 3/8 inch iron rod found at the northwest corner of said Vaughn tract, being an interior ell corner of said 18.9418 acre tract;
4. S01°01'51"E, a distance of 12.14 feet to a 3/8 inch iron rod found at the easternmost northeast corner of said Lot 1, being an exterior ell corner of said 18.9418 acre tract;

THENCE, S00°09'51"E, continuing along the west line of said Vaughn tract, being the common east line of said Lot 1, a distance of 207.41 feet to a 5/8 inch iron rod found at the northeast corner of Lot 2, Block A of Liberty Private School Addition, a subdivision of record in Volume 2021, Page 705 of said Plat Records, being the southeast corner of said Lot 1;

THENCE, N89°46'49"W, leaving the west line of said Vaughn tract, along the south line of said Lot 1, being the common north lines of Lots 2 and 1R of said Block A of Liberty Private School Addition, a distance of 1,091.28 feet to a point in the east right-of-way line of Farm-To-Market Road 544, being the southwest corner of said Lot 1, from which a 1/2 inch iron rod with red plastic cap stamped "PJB" found bears N82°05'18"W, a distance of 0.72 feet;

THENCE, N03°55'24"W, along the east right-of-way line of Farm-To-Market Road 544, being the common west line of said Lot 1, a distance of 124.69 feet to the **POINT OF BEGINNING**, and containing an area of 47.97 acres (2,089,462 square feet) of land, more or less.

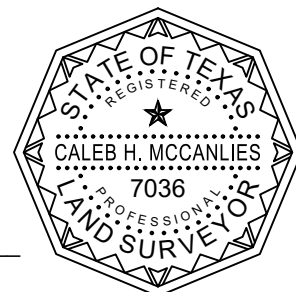
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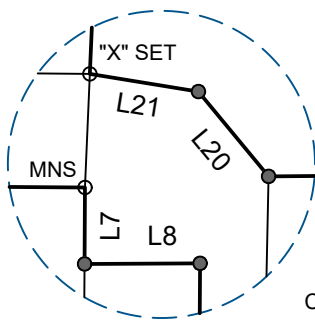
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas

Caleb McCanlies
R.P.L.S. # 7036



4-9-2025
Date

DETAIL "A"
NOT TO SCALE



BLOCK A
LAKE TRAILS OF BOZMAN FARM
CAB. P, PG. 565
P.R.C.C.T.

R.O.W. DEDICATION
CAB. P, PG. 565, P.R.C.C.T.

WHEELIS ROAD (POSTED)

A. WEST SURVEY,
ABSTRACT NO. 979

FARM-TO-MARKET
ROAD 544

CALLLED 10.723 ACRES
VERITAS COMMUNITY
LUTHERAN CHURCH ACADEMY
DOC. NO. 20210719001449460
O.P.R.C.C.T.

LOT 1, BLOCK A
GECKLER ADDITION
VOL. 2015, PG. 219
P.R.C.C.T.

TRACT 1
47.97 ACRES
2,089,462 SQ. FT.

CALLLED 18.9418 ACRES
WYLIE 33, LLC
DOC. NO. 2022000095993
O.P.R.C.C.T.

VETA LOWAYNE VAUGHN
DOC. NO. 2018041100044470
O.P.R.C.C.T.

J. SHELBY SURVEY,
ABSTRACT NO. 819

1/2" CIRF "PJB"
N82°05'18"W, 0.72'

LOT 1R

BLOCK A
LIBERTY PRIVATE SCHOOL ADDITION
VOL. 2021, PG. 705, P.R.C.C.T.

LOT 2

NOTES:

Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

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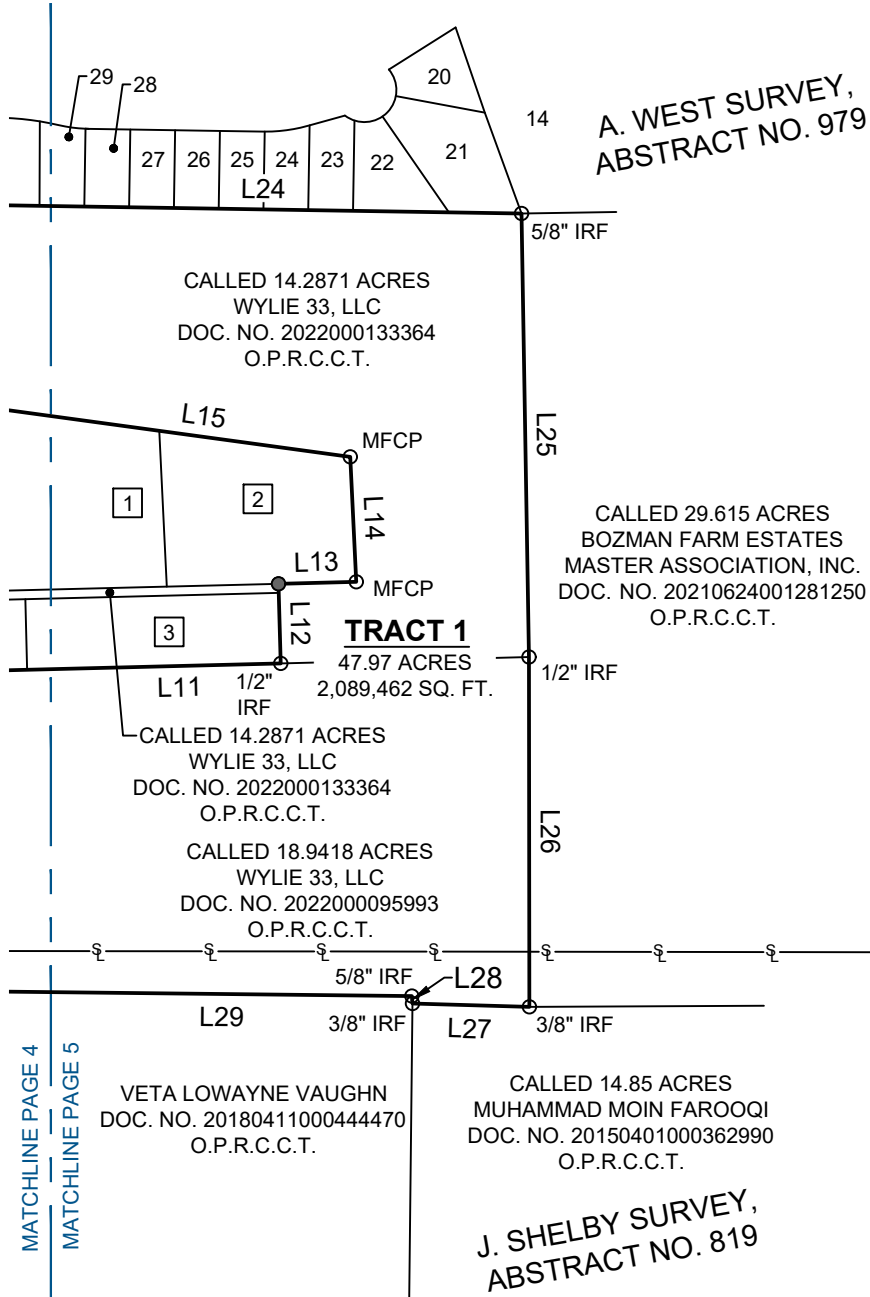
1" = 300'

0 150 300

LEGEND

○	BOUNDARY MONUMENT
●	1/2" CAPPED IRON ROD SET
	STAMPED "EAGLE SURVEYING"
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
MFCP	METAL FENCE CORNER POST
WFCP	WOOD FENCE CORNER POST
MNS	MAG NAIL SET
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS

MATCHLINE PAGE 4
MATCHLINE PAGE 5



MATCHLINE PAGE 4
MATCHLINE PAGE 5

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1" = 300'



LEGEND

○	BOUNDARY MONUMENT
●	1/2" CAPPED IRON ROD SET
	STAMPED "EAGLE SURVEYING"
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
MFCP	METAL FENCE CORNER POST
WFCP	WOOD FENCE CORNER POST
MNS	MAG NAIL SET
R.O.W.	RIGHT-OF-WAY
POB	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°11'57" E	40.40'
L2	N 35°42'41" E	138.60'
L3	N 42°42'42" E	588.89'
L4	N 21°11'38" E	140.67'
L5	N 20°17'32" E	360.92'
L6	S 89°34'17" E	193.35'
L7	S 00°18'55" W	19.91'
L8	N 89°42'55" E	30.08'
L9	S 00°18'55" W	314.92'
L10	S 00°47'34" W	110.51'
L11	N 88°34'14" E	1188.89'
L12	N 01°35'27" W	124.52'
L13	N 88°34'05" E	121.51'
L14	N 02°43'33" W	195.57'
L15	N 82°14'40" W	1019.23'
L16	S 03°07'20" W	139.99'
L17	S 73°54'20" W	151.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	N 04°06'10" W	141.00'
L19	S 89°30'05" W	103.08'
L20	N 39°35'25" W	28.66'
L21	N 80°43'17" W	28.66'
L22	N 02°27'15" E	173.44'
L23	N 02°07'04" E	109.91'
L24	S 89°05'19" E	1578.94'
L25	S 00°57'37" E	693.12'
L26	S 00°04'16" E	546.73'
L27	N 88°20'57" W	182.78'
L28	N 04°36'19" W	11.70'
L29	N 89°22'17" W	1211.35'
L30	S 01°01'51" E	12.14'
L31	S 00°09'51" E	207.41'
L32	N 89°46'49" W	1091.28'
L33	N 03°55'24" W	124.69'



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