

Abstract No. 583 &amp; 813

Collin County

Original Grantee

W.G. McKinney &amp; Ben Sparks Surveys

Pat. No.

Vol.

Assignee

Certificate

No.

School District

Lovejoy &amp; Lucas

No.

Scale

Road District

Vrs. 1 Inch

1965+ R.P.D.

464

## OWNER'S CERTIFICATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That I, Joe Duncan, Trustee, the owner of the following described property, to-wit:

SITUATED in Collin County, Texas; a part of the W. G. McKinney Survey, Abstract No. 583 and part of the Ben Sparks Survey, Abstract No. 813, and being 97.183 acres out of a 100 acre tract as described in a deed from J. M. Drain et ux to Woodrow Walker et ux dated August 4, 1953, and recorded in Volume 473, Page 462 of the Collin County Deed Records and the said 97.183 acres being more particularly described by metes and bounds as follows:

BEGINNING at a corner post in the Southwest corner of the said 100 acre tract;

THENCE NORTH 0 degrees 24 minutes East with an established fence line and hedge row along the West line of the said tract a distance of 1893.5 feet to an iron stake. Said stake being in the Northwest corner of the said tract;

THENCE SOUTH 89 degrees 14 minutes East with an established fence line and hedge row along the north line of the said tract a distance of 661.0 feet to a post;

THENCE SOUTH 89 degrees 20 minutes East with the north line of the said tract a distance of 1167.5 feet to an iron stake in the West R.O.W. line of P. M. Highway No. 1378;

THENCE SOUTH 56 degrees 00 minutes East with the West R.O.W. line of the said Highway a distance of 311.8 feet to a concrete R.O.W. marker. Said marker being P. C. 13 degrees 13 minutes curve to the Rt. with a central of 56 degrees 08 minutes and a Radius of 433.4 feet;

THENCE IN A SOUTHERLY direction with the curve and at all times being 433.4 feet from and concentric to the center of the said curve an arc distance of 424.6 feet to a concrete R.O.W. marker;

THENCE SOUTH 0 degrees 12 minutes West with the West R.O.W. line of the said Highway a distance of 1345.0 feet to an iron stake in the south line of the said tract. Said stake bears South 89 degrees 51 minutes West, 45 feet from the Southeast corner of the said tract;

THENCE SOUTH 89 degrees 51 minutes West with an established fence line along the south line of the said tract a distance of 823.5 feet to a post.

THENCE NORTH 89 degrees 33 minutes West with an established fence line along the south line of the said tract a distance of 1463.5 feet to the place of beginning,

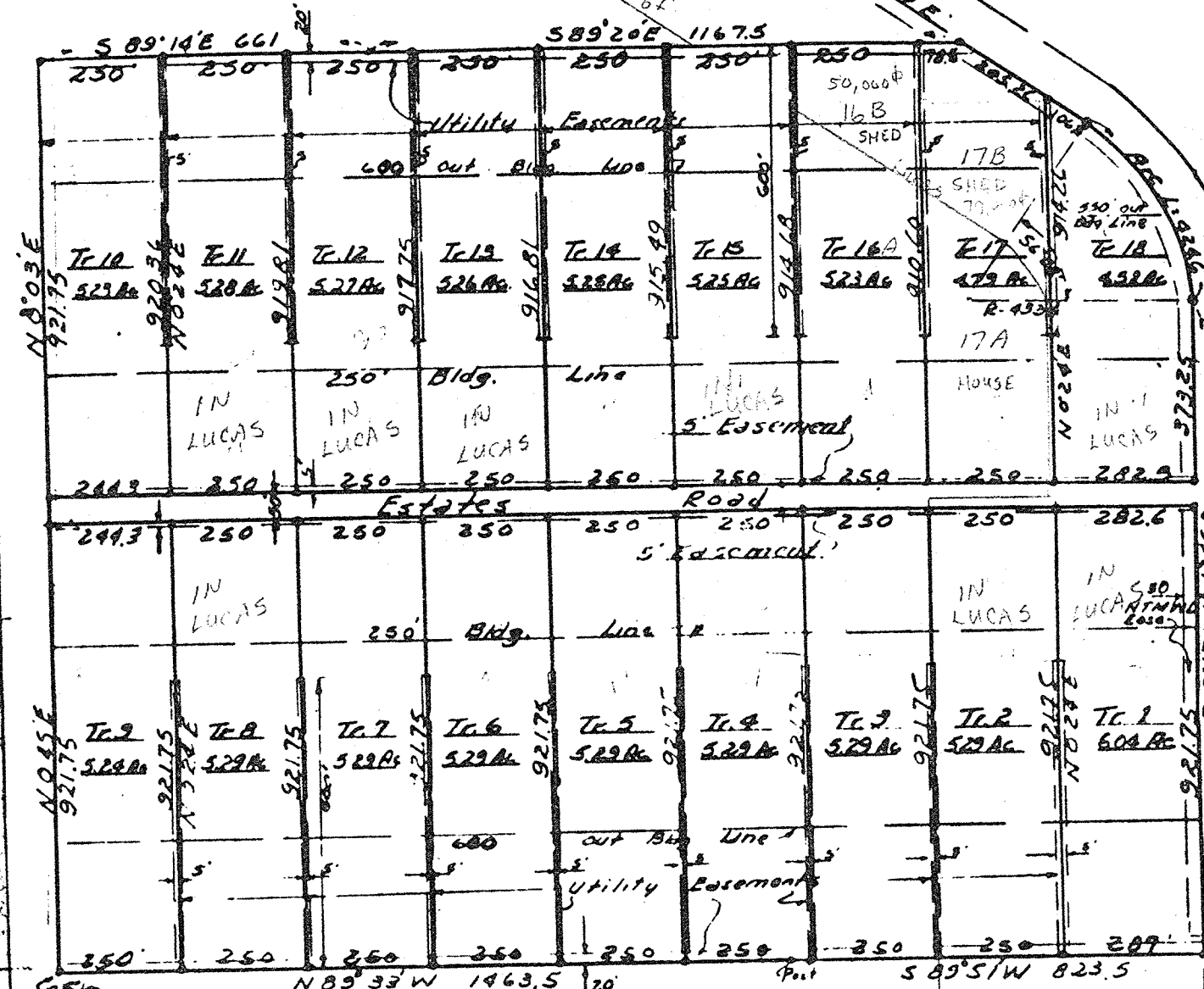
CONTAINING 97.183 acres of land,

# 464 RANCH ESTATES SUBDIVISION

W G McKinney Sur & Ben Sparks Sur.  
Collin County, Texas  
Owners & Developers

Joe Duncan

John Strawn



Beginning corner

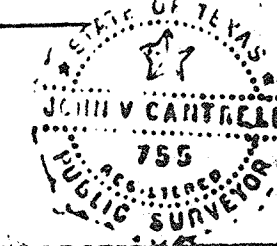
Scale 1"=300'

Iron pin Set on All Corners

This is to certify that I, John V. Cantrell, Registered Public Surveyor have this date made a careful and accurate survey on the ground of the property hereon platted. The lines and dimensions of the said property being as indicated on the said plat. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS.

JOHN V. CANTRELL  
MAR. 2, 1965

John V. Cantrell  
JOHN V. CANTRELL



FILED FOR RECORD 26 DAY OF May A.D. 1965, at 11:50 A.M.  
RECORDED 27 DAY OF May A.D. 1965, FILE # 3922  
JAC. R. HARR, COUNTY CLERK, COLLIN COUNTY, TEXAS  
BY: Jenny Stewart DEPUTY

