



1"=200'



Meters and Bounds Description

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the Esom Harris Survey, Abstract No. 400, being part of a 72.703 acre tract of land as recorded under County Clerk No. 97-0036729 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a TxDot aluminum monument found in the northwest right-of-way line of State Highway 121 as recorded in Volume 5070, Page 1256 of the Collin County Land Records and a southeast line of the herein described premises;

THENCE with a northwest right-of-way line of State Highway 121 and a southeast line of said premises, South 89°48'00" East, 269.39 feet to a TxDot aluminum monument found and South 60°56'27" West, 290.27 feet to a TxDot aluminum monument found marking the southwest corner of said premises in the west line of said 72.703 acre tract and the east line of a Tract One 247.259 acre tract as recorded under County Clerk No. 99-0156544 of the Collin County Land Records;

THENCE with the west line of said 72.703 acre tract, the east line of said 247.259 acre tract, an east line a 104.878 acre tract as recorded in Volume 4755, Page 656 of the Collin County Land Records and the east line of Horseshoe Bend Estates, an addition as recorded in Cabinet B, Page 246 of the Collin County Map Records, North 00°09'22" West, 3138.70 feet to a Roome capped 1/2-inch iron rod set in the south right-of-way line of F.M. Road 720 marking the northwest corner of the herein described premises;

THENCE with the northerly line of said premises and the south right-of-way line of F.M. 720 as follows: North 89°48'00" East, 318.31 feet to a point; South 88°21'13" East, 166.32 feet to a point; North 89°48'00" East, 152.03 feet to a point; South 86°21'13" East, 149.08 feet to a point; North 89°48'00" East, 86.11 feet to the beginning of a curve to the right having a central angle of 95°18'31" with a radius of 66.00 feet, for an arc distance of 109.79 feet (chord = South 47°39'15" East, 97.56 feet) to the end of said curve in the west right-of-way line of Hardin Boulevard and the easterly line of the herein described premises;

THENCE with the west right-of-way line of Hardin Boulevard and the easterly line of said premises as follows: South 00°14'25" East, 63.57 feet to the beginning of a curve to the left Southeasterly along said curve having a central angle of 04°19'50" with a radius of 1470.00 feet, for an arc distance of 111.10 feet (chord = South 02°09'55" East, 111.08 feet) to a point of reverse curve; Southeasterly along said curve to the right having a central angle of 05°42'18" with a radius of 1403.00 feet, an arc distance of 139.70 feet (chord = South 01°43'04" East, 139.64 feet) to the end of said curve; South 01°08'05" West, 1513.26 feet to the beginning of a curve to the right, Southwesterly along said curve having a central angle of 08°27'43" with a radius of 1340.00 feet, for an arc distance of 197.90 feet (chord = South 05°21'57" West, 197.72 feet) to a point of reverse curve; Southwesterly along said curve to the left having a central angle of 10°14'20" with a radius of 1475.00 feet, for an arc distance of 263.59 feet (chord = South 04°28'38" West, 263.24 feet) to the end of said curve; South 07°38'52" East, 111.12 feet to the beginning of a curve to the right; Southwesterly along said curve having a central angle of 12°50'22" with a radius of 185.00 feet, for an arc distance of 41.37 feet (chord = South 05°46'38" West, 41.37 feet) to a point of reverse curve; Southwesterly along said curve to the left having a central angle of 12°50'23" with a radius of 215.00 feet, for an arc distance of 48.08 feet (chord = South 05°46'38" West, 48.08 feet) to the end of said curve; South 07°38'28" East, 125.95 feet; South 10°45'31" West, 49.81 feet to a point marking the southeast corner of said premises in the northwest right-of-way line of the aforementioned State Highway 121;

THENCE with the northwest right-of-way line of State Highway 121 and the southeasterly line of said premises, South 65°08'51" West, 389.62 feet to the point of beginning and containing 62.70 acres of land.

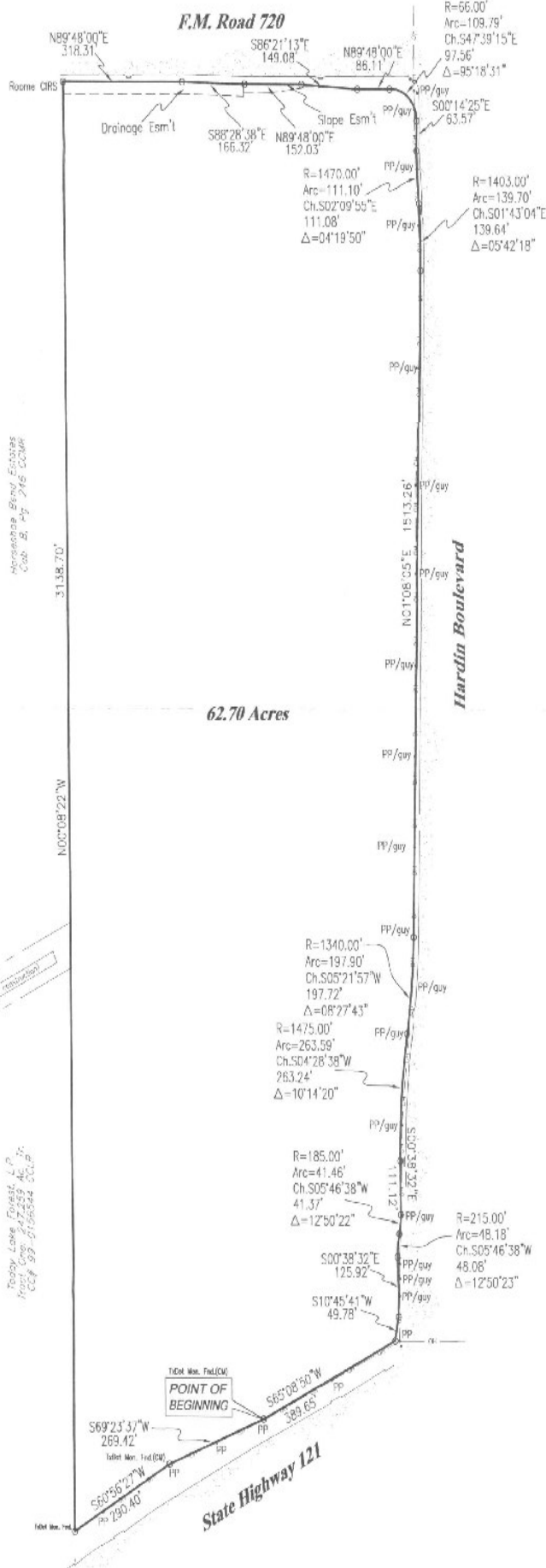
Certification

The Undersigned hereby certifies that (1) this survey was made upon the ground of the Property described herein on November 3, 2004 by myself or under my supervision, (2) the description contained herein and the location of rights-of-way, visible easements, set-back lines, visible improvement, and encroachments, that I have knowledge of or have been informed of, are accurately reflected herein, (3) all monuments shown herein actually exist and the location, size and type of material thereof are correctly shown, (4) the property reflected herein has access to F.M. 720 and Hardin Boulevard (may have limited access to S.H. 121), (5) the relationship of the Property to all contiguous real estate is correctly shown herein, (6) no part of the subject property along the creek and lake are shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0295 G of the F.I.R.M Flood Insurance Map for Collin County, Texas and incorporated Areas dates January 19, 1996 (Zone X).

*F. L. Bemenderfer Jr.*  
F. L. Bemenderfer Jr.  
RPLS 4051



Notes: 1) This survey has been performed without the benefit of a title commitment; 2) Source bearing per State Highway R.O.W.; 3) CM is a controlling monument; 4) Surveyor did not abstract property. Subject property affected by any and all easements of record; 5) This survey was established using the only monumentation on the ground. The State Highway 121 TxDot monuments. Monumentation along F.M. 720 and Hardin Boulevard was nonexistent at the time of this survey; 6) Surveyor's signature will appear in red on certified copies only.



FINAL SURVEY OF

**62.70 Acres**

being part of a 72.703 acre tract of land in the  
Esom Harris Survey, Abstract No. 400  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

NOVEMBER 2004



**ROOME LAND SURVEYING, INC.**

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