

SURVEY PLAT

Date: April 28, 1992

SITUATED in the State of Texas and County of Collin, being part of the Collin County School Land Survey, Abstract No. 147, being part of a 15 acre tract of land as described and recorded in Volume 1757, Page 122 of the Collin County Deed Records, said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the approximate center of County Road No. 3, said corner being the northeast corner of the aforementioned 15 acre tract;

THENCE with the east line of said premises and 15 acre tract, South 01°49'42" East, 1,535.95 feet to a 3/8-inch iron rod found marking the southeast corner of said premises and 15 acre tract, said corner also being a northeast corner of a 183.342 acre tract of land as described and recorded in Volume 3507, Page 484 of the Collin County Deed Records;

THENCE with the south line of said premises and 15 acre tract, and a north line of said 183.342 acre tract, South 89°03'30" West, 425.36 feet to a 3/8-inch iron rod found on the south bank of a branch and marking the southwest corner of said premises and 15 acre tract;

THENCE with the most westerly west line of said premises and 15 acre tract, and an east line of said 183.342 acre tract, North 01°50'13" West, 1,058.86 feet to a 1/2-inch iron rod found for corner at the base of a T-post, said corner being the most westerly northwest corner of said premises and the southwest corner of a 4.00 acre tract of land as described and recorded in Volume 2872, Page 50 of the Collin County Deed Records;

THENCE with a north line of said premises and the south line of said 4.00 acre tract (property line running parallel to and approximately 1-foot south of an existing chain link fence), North 89°03'35" East, 365.56 feet to a 1/2-inch iron rod found for corner at the base of a T-post, said corner being the south-east corner of said 4.00 acre tract;

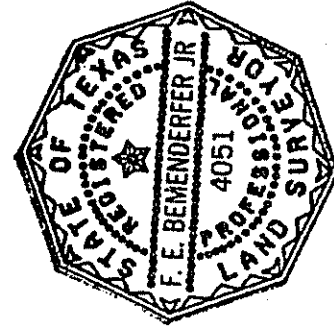
THENCE with the east line of said 4.00 acre tract and a west line of said premises (property line running parallel to and approximately 1.2 feet east of an existing chain link fence), North 01°51'00" West, 476.75 feet to a 1/2-inch iron rod set for corner in the approximate center of the aforementioned county road, and the north line of said 15 acre tract, said corner being the northeast corner of said 4.00 acre tract and the most northerly northwest corner of said premises;

HENCE with the approximate center of said county road and the north line of said premises and 15 acre tract, North 85°03'12" East, 60.13 feet to the place of beginning and containing 11.998 acres of land.

SURVEYOR'S CERTIFICATION

On the basis of my knowledge, information and belief, I certify to:

Fidelity National Title Agency, Inc.
 that as a result of a survey made on the ground to the normal standard of care of Professional Land Surveyors practicing in the State of Texas, I find that this survey was made as per the field notes shown on this survey, and is true, correct and accurate as to boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of visible easements and rights-of-way, and of all rights-of-way, easements and any other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the subject property.
 Except as shown on the survey, there are no encroachments on the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by improvements on the subject property, and there are no conflicts or protrusions.



F. E. Remenderfer, Jr.
 F. E. Remenderfer, Jr.
 Registered Professional Land Surveyor, No. 4051

NOTES: (1) T. P. & L. Easement recorded in Volume 254, Page 84 does not affect subject property.
 (2) Unable to locate Oil, Gas & Mineral Lease recorded in Volume 238, Page 7.

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