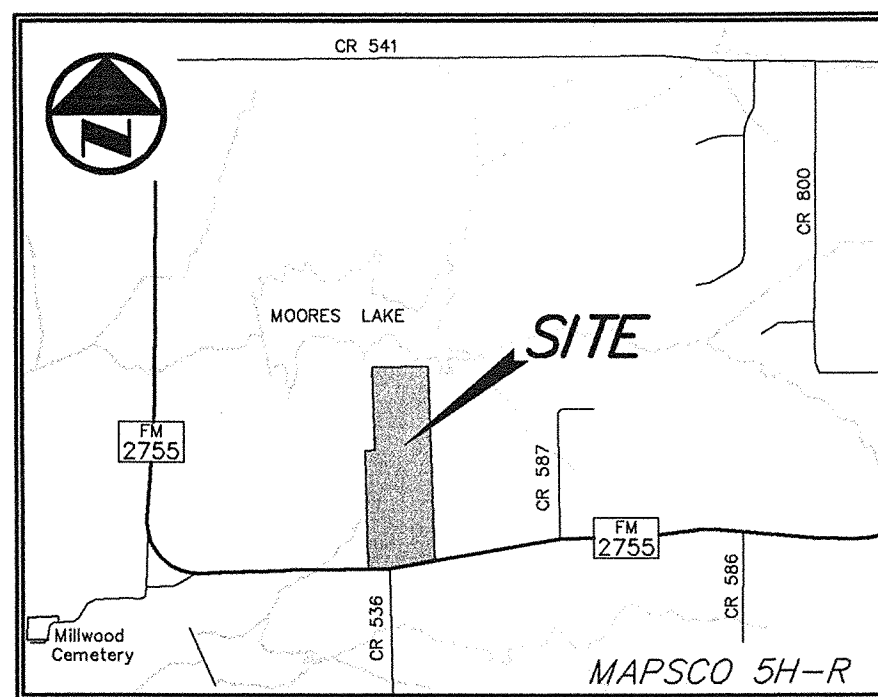
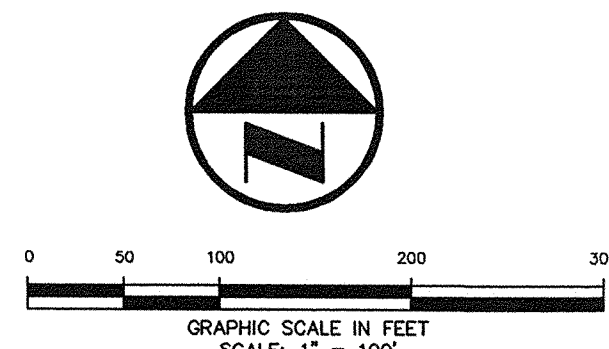


RECORDS: 04/21/2010 - 10:08AM
N: J0651\146-10-020\DWG\1446-10-020-02.DWG
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LEGEND

- B. BOLLARD
- EM. ELECTRIC METER
- PP. POWER POLE
- LS. LIGHT STANDARD
- WM. WATER METER
- WV. WATER VALVE
- ICV. IRRIGATION CONTROL VALVE
- FH. FIRE HYDRANT
- FDC. FIRE DEPARTMENT CONNECTION
- CO. CLEAN OUT
- MH. MANHOLE
- GM. GAS METER
- TSC. TRAFFIC SIGNAL CONTROL
- TSP. TRAFFIC SIGNAL POLE
- SGN. TRAFFIC SIGN
- TELE. TELEPHONE BOX
- TV. TV BOX
- FP. FLAG POLE
- PROPERTY LINE
- O.H. O.H. POWER LINES
- (C.M.) FENCE
- SIR. CONTROLLING MONUMENT
5/8-INCH IRON ROD WITH
"POGUE ENG & DEV" CAP SET

MATCHLINE (SEE SHEET 2)



DESCRIPTION OF PROPERTY SURVEYED

TRACT 1:

DESCRIPTION, of a 90.4320 acre tract of land situated in the J. P. Davis Survey, Abstract No. 249, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed to Mrs. Peggy Green recorded in Volume 1053, Page 64 of the Deed Records of Collin County, Texas and part of that certain tract of land described in Warranty Deed With Vendor's Lien to W. Olan Green recorded in Volume 1515, Page 614 of the said Deed Records; said 90.4320 acre tract being more particularly described as follows:

BEGINNING, at a point for corner in the northerly right-of-way line of F. M. 2755 (90-foot wide right-of-way); said point also being the southeast corner of that certain tract of land described in Corrected Warranty Deed With Vendor's Lien to Randall Ray Smith and Margaret E. Smith recorded in County Clerk's File No. 20100416000369660 of the said Deed Records;

THENCE, North 00 degrees, 04 minutes, 58 seconds West, departing the said northerly line of F. M. 2755 and along the east line of said Smith tract, at a distance of 1.00 feet passing a 1/2-inch iron rod found, continuing in all a total distance of 2567.96 feet to a 1/2-inch iron rod found for corner in the south line of that certain tract of land described in Special Warranty Deed to Ronnie R. Smith, Randy R. Smith and Robin R. Harrison recorded in Volume 4538, page 178 of the said Deed Records and in the north line of said W. Olan Green tract; said point also being the northeast corner of said Randall Ray Smith and Margaret E. Smith tract;

THENCE, South 89 degrees, 26 minutes, 48 seconds East, departing the said east line of Smith tract and along the said south line of Ronnie R. Smith, Randy R. Smith and Robin R. Harrison tract and the said north line of W. Olan Green tract, a distance of 497.28 feet to a 1/2-inch iron rod found for re-entrant corner in the west line of said Mrs. Peggy Green tract; said point also being the southeast corner of said Ronnie R. Smith, Randy R. Smith and Robin R. Harrison tract and the northeast corner of said W. Olan Green tract;

THENCE, North 00 degrees, 13 minutes, 17 seconds West, departing the said south line of Ronnie R. Smith, Randy R. Smith and Robin R. Harrison tract and the said north line of W. Olan Green tract and along the common line between the said Ronnie R. Smith, Randy R. Smith and Robin R. Harrison tract and said Mrs. Peggy Green tract, at a distance of 1700.61 feet passing the most southerly northeast corner of said Ronnie R. Smith, Randy R. Smith and Robin R. Harrison tract and the most westerly southeast corner of that certain tract of land described in Warranty Deed With Vendor's Lien to Ricky A. Price and Lavonne Price recorded in Volume 4625, page 2290 of the said Deed Records, continuing along the common line between said Mrs. Peggy Green tract and said Price tract, in all a total distance of 1737.77 feet to a point for corner; said point also being a re-entrant corner of said Price tract;

THENCE, South 89 degrees 58 minutes, 16 seconds East, departing the said common line between Mrs. Peggy Green tract and Price tract and along a south line of said Price tract, a distance of 630.92 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, South 00 degrees, 04 minutes, 24 seconds East, a distance of 4193.69 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner in the said northerly line of F. M. 2755;

THENCE, along the said northerly line of F. M. 2755, the following three (3) calls:

South 79 degrees, 53 minutes, 09 seconds West, a distance of 357.94 feet to a point at the beginning of a tangent curve to the right, from which a wood right-of-way marker found bears: North 40 degrees, 07 minutes, 30 seconds East, a distance of 1.25 feet;

In a westerly direction, along said curve to the right, having a radius of 2819.60 feet, through a central angle of 10 degrees, 04 minutes, 00 second, on a chord bearing and distance of South 84 degrees, 55 minutes, 09 seconds West, 494.76 feet, an arc distance of 495.39 feet to a wood right-of-way marker found at the end of said curve;

South 89 degrees, 57 minutes 09 seconds West, a distance of 277.92 feet to the POINT OF BEGINNING;

CONTAINING, 3,939,218 square feet or 90.4320 acres of land, more or less.

TRACT 2:

DESCRIPTION, of a 90.4320 acre tract of land situated in the J. P. Davis Survey, Abstract No. 249, Collin County, Texas; said tract being part of that certain tract of land described in Warranty Deed to Mrs. Peggy Green recorded in Volume 1053, Page 64 of the Deed Records of Collin County, Texas; said 90.4320 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner in the northerly right-of-way line of F. M. 2755 (90-foot wide right-of-way); said point also being the southwest corner of that certain tract of land described in Warranty Deed With Vendor's Lien to Charlie Juricek, Jr. recorded in Volume 1283, Page 458 of the said Deed Records;

THENCE, South 79 degrees, 53 minutes, 09 seconds West, along the said northerly line of F. M. 2755, a distance of 973.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 00 degrees, 04 minutes, 24 seconds West, departing the said northerly line of F. M. 2755, a distance of 4193.69 feet to 5/8-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being in the south line of that certain tract of land described in Warranty Deed With Vendor's Lien to Ricky A. Price and Lavonne Price recorded in Volume 4625, page 2290 of the said Deed Records;

THENCE, South 89 degrees, 58 minutes, 16 seconds East, along the said south line of Price tract, a distance of 944.96 feet to a 1/2-inch iron rod found at an angle point in the west line of that certain tract of land described as Tract Two in General Warranty Deed to Lake Mary Investments and Properties, LLC recorded in Volume 5834, Page 2078 of the said Deed Records; said point also being the southeast corner of said Price tract;

THENCE, along the west line of said Tract Two, the following two (2) calls:

South 83 degrees, 53 minutes, 12 seconds East, a distance of 13.22 feet to a 1/2-inch iron rod found for corner;

South 00 degrees, 08 minutes, 07 seconds East, a distance of 857.93 feet to a 1/2-inch iron rod found for corner; said point also being the southwest corner of said Tract Two and the northwest corner of that certain tract of land described in Warranty Deed With Vendor's Lien to Bobby L. Smith recorded in Volume 1161, Page 343 of the said Deed Records;

THENCE, South 00 degrees, 04 minutes, 24 seconds East, along the west line of said Smith tract, at a distance of 1416.91 feet passing the southwest corner of said Smith tract and the northwest corner of that certain tract of land described in Warranty Deed to Bobby L. Smith recorded in Volume 1647, Page 747 of the said Deed Records, continuing along the west line of the second referenced Smith tract at a distance of 1618.91 feet passing the southwest corner of second referenced Smith tract and the northwest corner of that certain tract of land described in Warranty Deed With Vendor's Lien to Charles J. Juricek, Jr. recorded in Volume 1174, Page 503 of the said Deed Records, continuing along the west line of said Juricek tract recorded in Volume 1174, Page 503 of the said Deed Records, continuing along the west line of said Juricek tract recorded in Volume 1283, Page 458 of the said Deed Records, continuing along the west line of said Juricek tract recorded in Volume 1283, Page 458, in all a total distance of 3162.84 feet to the POINT OF BEGINNING;

CONTAINING, 3,939,218 square feet or 90.4320 acres of land, more or less.

SHEET 1 OF 2
ALTA/ACSM LAND TITLE SURVEY
180.864 ACRE TRACT

BEING OUT OF THE
J. P. DAVIS SURVEY, ABSTRACT NO. 249
COLLIN COUNTY, TEXAS

PREPARED FOR:

Ms. Sari Northcutt
The Peggy Walton Green Living Trust
C/O Law Offices of Theodore S. Lustig, P.C.
13601 Preston Road, Suite 800E
Dallas, Texas 75240
(972) 960-1003

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.

1512 BRAY CENTRAL DRIVE
SUITE 100
McKENNEY, TEXAS 75069

(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

PREPARED	04-20-2010
SURVEYED	03-24-2010
SCALE:	1" = 100'
DRAWN BY:	RLG
CHECKED BY:	AWS

PI NO: 1446-10-020

DWG NO: 1446-10-020-02.DWG