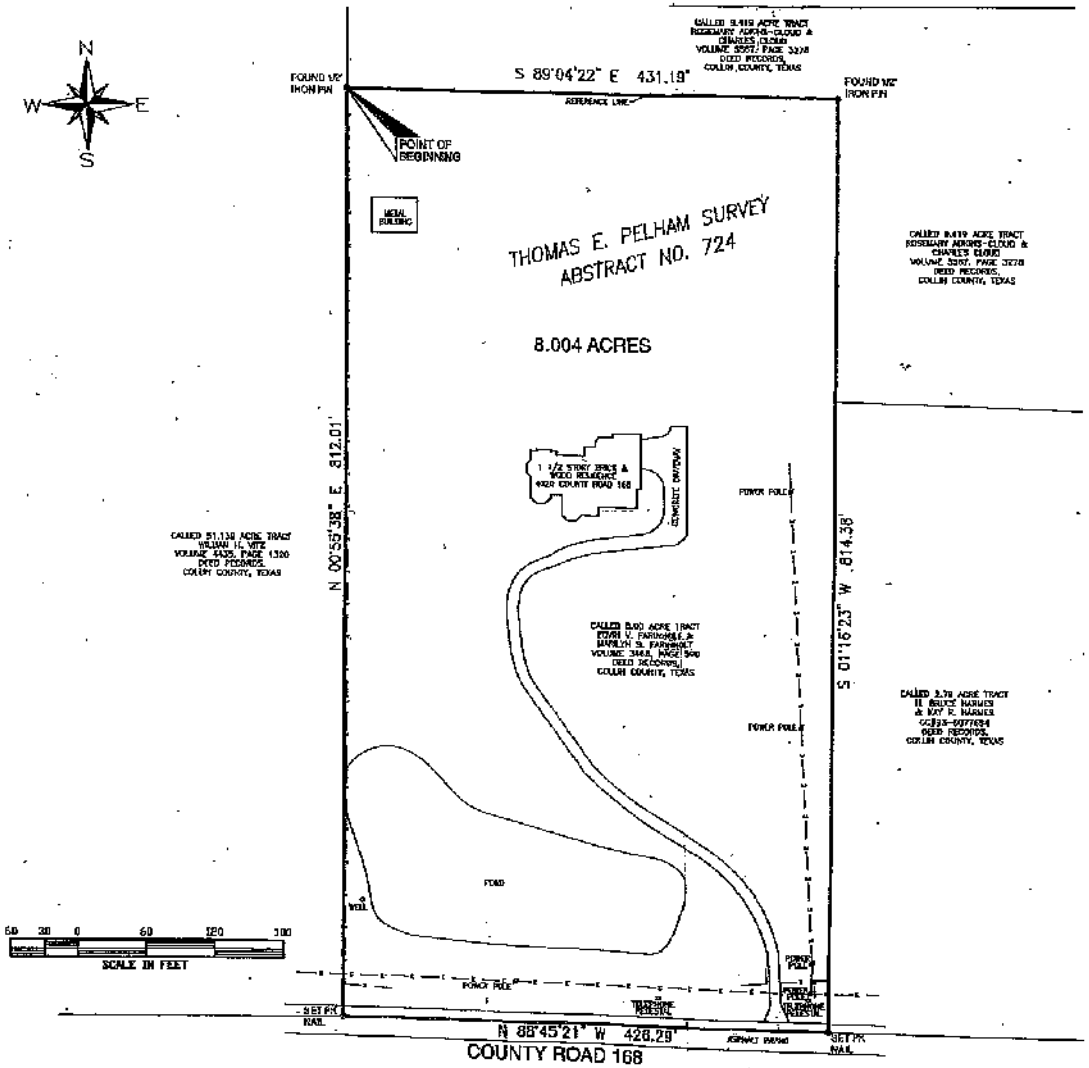

34052
11/30/04

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS E. PELHAM SURVEY, ABSTRACT NUMBER 724, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 8.00 ACRE TRACT DESCRIBED IN A DEED TO EDWIN V. FARINHOLT AND MARILYN S. FARINHOLT, RECORDED IN VOLUME 3468, PAGE 390, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID FARINHOLT TRACT, AT THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN A DEED TO ROSEMARY ADKINS-CLOUD AND CHARLES CLOUD, RECORDED IN VOLUME 5597, PAGE 3278, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID PIN ALSO BEING ON THE EAST LINE OF A TRACT DESCRIBED IN A DEED TO WILLIAM H. VITZ, RECORDED IN VOLUME 4436, PAGE 1320, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 04 MINUTES 22 SECONDS EAST, WITH THE NORTH LINE OF SAID FARINHOLT TRACT AND A SOUTH LINE OF SAID ADKINS-CLOUD TRACT, A DISTANCE OF 431.19 FEET TO A FOUND ½ INCH IRON PIN AT THE NORTHEAST CORNER OF SAID FARINHOLT TRACT, BEING AN INNER ELL CORNER OF SAID ADKINS-CLOUD TRACT;

THENCE SOUTH 01 DEGREES 16 MINUTES 23 SECONDS WEST, WITH THE EAST LINE OF SAID FARINHOLT TRACT AND A EAST LINE OF SAID ADKINS-CLOUD TRACT, A DISTANCE OF 814.38 FEET TO A SET PK NAIL IN COUNTY ROAD 168, AT THE SOUTH EAST CORNER OF SAID FARINHOLT TRACT, SAID PK NAIL BEING THE SOUTH-WEST CORNER OF A TRACT DESCRIBED IN A DEED TO H. BRUCE HARMES AND KAY R. HARMES, RECORDED UNDER COUNTY CLERK'S INSTRUMENT NUMBER 096-0027691, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 45 MINUTES 21 SECONDS WEST, WITH THE SOUTH LINE OF SAID FARINHOLT TRACT, IN COUNTY ROAD 168, A DISTANCE OF 428.29 FEET TO A SET PK NAIL AT THE SOUTH WEST CORNER OF SAID FARINHOLT TRACT, SAID PK NAIL BEING THE SOUTHEAST CORNER OF SAID VITZ TRACT;

THENCE NORTH 00 DEGREES 55 MINUTES 38 SECONDS EAST, WITH THE WEST LINE OF SAID FARINHOLT TRACT AND THE EAST LINE OF SAID VITZ TRACT, A DISTANCE OF 812.01 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 8.004 ACRES OF LAND.

NOTES:

EASEMENTS SHOWN HEREON ARE AS LISTED IN HEXTER FAIR TITLE COMPANY'S GF# FR04102966, DATED 11/23/04, NONE

BEARING OF S89°04'22"E IS BASED ON THE NORTH LINE OF THE TRACT DESCRIBED IN A CALLED 8.00 ACRE TRACT DESCRIBED IN A DEED TO EDWIN V. FARINHOLT AND MARILYN S. FARINHOLT, RECORDED IN VOLUME 3468, PAGE 390, DEED RECORDS, COLLIN COUNTY, TEXAS

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FEMA MAP COMMUNITY-PANEL NUMBER 480130 0150 B, DATED JANUARY 19, 1986. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 30th DAY OF NOVEMBER, 2004 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5492

STATE OF TEXAS REGISTERED BRADLEY BURNS SHELTON 5492 PROFESSIONAL LAND SURVEYOR

DATE	REVISIONS	BY:

DRN. MRK | SCALE 1"= 60'
CKD. BGS | DATE 11/30/04

Metroplex Surveying, Inc.
940-387-0500 220 W. LINCOLN, DENTON, TEXAS 76201 info@metroplexsurveying.com

BOUNDARY SURVEY OF 8.004 ACRES IN THE THOMAS E. PELHAM SURVEY, ABSTRACT #724, COLLIN COUNTY, TEXAS

SHEET 1 OF 1
JOB No. 34052