

E R ROLLING R RANCH PARTNERS LP
VOLUME 1958, PAGE 500
L.R.C.C.T.

POINT OF
COMMENCING

POINT OF
BEGINNING

CALLED 1.18 ACRES
VOLUME 843, PAGE 347
L.R.C.C.T.

WAYNE & BARBARA CRANDALL
VOLUME 1052, PAGE 198
L.R.C.C.T.

30' ACCESS EASEMENT
75,002 SQ. FT. OR 1.722 ACRES



C.M. = CONTROLLING MONUMENT
CIRF = CAPPED 1/2" IRON ROD FOUND STAMPED (4613)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°23'54" E	64.57'
L2	S 89°23'54" E	30.45'
L3	S 10°28'20" W	1253.96'
L4	N 14°54'05" E	347.12'
L5	S 28°27'53" W	420.21'
L6	S 00°25'12" E	478.38'
L7	S 89°34'48" W	30.00'
L8	N 00°25'12" W	486.11'
L9	N 28°27'53" E	424.37'
L10	N 14°54'05" E	342.39'
L11	N 10°28'20" E	1247.58'

CALLLED 307.062 ACRES
RIVER CREEK INVESTMENTS LLC
VOL. 2345, PG. 94
L.R.C.C.T.

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ABSTRACT NO. 608

W.P. LOVING SURVEY,

GRAVEL ROAD

GRAVEL ROAD

W.P. LOVING SURVEY, ABSTRACT NO. 608
S. DOOLEY SURVEY, ABSTRACT NO. 312

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S. DOOLEY SURVEY, ABSTRACT NO. 312

BASIS OF BEARINGS:

The basis of bearings, are derived from ALLTERRA
CENTRAL RTK Network, Texas State Plane Coordinates
System, Nad83, North Central Zone, Nad 83 (CORS96)
Epoch 2002.0.

SURDUKAN SURVEYING, INC.

P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200

30' ACCESS EASEMENT
1.722 ACRES

RIVER CREEK INVESTMENTS LLC
W.P. LOVING SURVEY ~ ABST. 608
CITY OF MCKINNEY
COOKE COUNTY, TEXAS

LEGAL DESCRIPTION
30' ACCESS EASEMENT

BEING a 30' Access Easement across a tract of land situated in the W.P. Loving Survey, Abstract No. 608, Cooke County, Texas, and being across part of a 307.062 acre tract of land conveyed to River Creek Investment, LLC, a Texas Limited Liability Company, as recorded in Volume 2345, Page 94, Land Records of Cooke County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in County Road 334 at a capped 1/2" iron rod stamped "4613" found for the northeast corner of a called 1.180 acre tract of land as described in deed recorded in Volume 843, Page 347, Land Records of Cooke County, Texas, and said iron rod being the northern most northeast corner of the called 307.062 acre tract of land;

THENCE S 89°23'54" E a distance of 64.57' to the POINT OF BEGINNING, said POINT OF BEGINNING being N 89°30'03" W a distance of 4325.13' from the northeast corner of said 307.062 acre tract of land;

THENCE S 89°23'54" E a distance of 30.45' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 10°28'20" W a distance of 1253.96' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 14°54'05" W a distance of 347.12' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 28°27'53" W a distance of 420.21' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 00°25'12" E a distance of 478.38' to a point for corner;

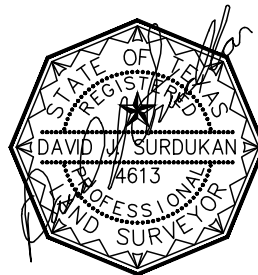
THENCE S 89°34'48" W a distance of 30.00' to a point for corner;

THENCE N 00°25'12" W a distance of 486.11' to a point for corner;

THENCE N 28°27'53" E a distance of 424.37' to a point for corner;

THENCE N 14°54'05" E a distance of 342.39' to a point for corner;

THENCE N 10°28'20" E a distance of 1247.58' to the POINT OF BEGINNING and containing 75,002 Square Feet or 1.722 Acres of land.



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