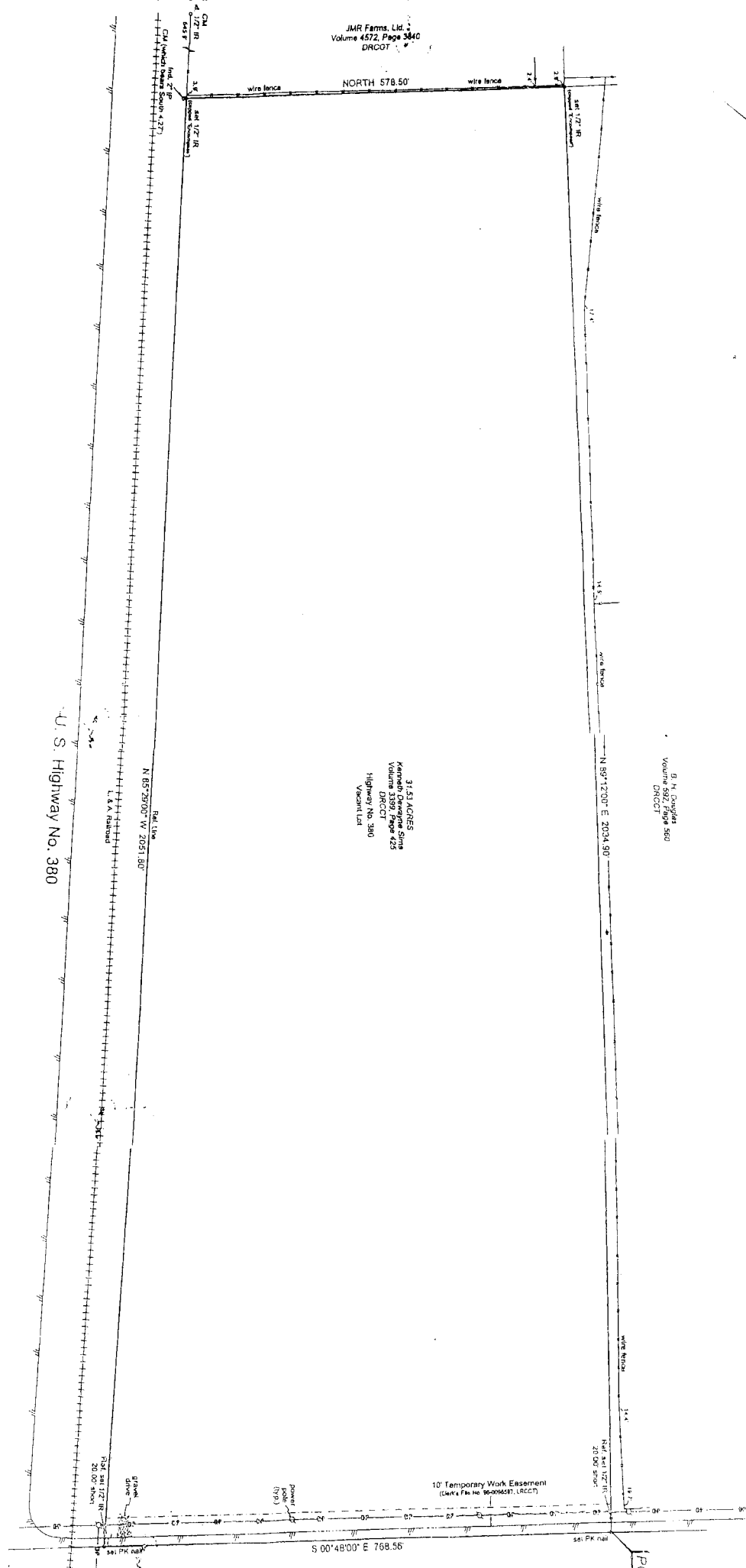


D. H. Douglas
Volume 582, Page 560
DRCCCT

31.53 ACRES
Kenneth Douglas Sims
Volume 4572
Highway No. 380
Vickert Lot

U. S. Highway No. 380



Property Description

Situated in the State of Texas and the county of Gilles, being part of the W. B. Williams Survey, Abstract No. 954, being all of a tract of land conveyed to Kenneth Douglas Sims by deed recorded in Volume 3398, Page 428 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:
Beginning at a PK nail set in the approximate middle of County Road No. 689, marking the southeast corner of a tract of land conveyed to B.H. Douglas by deed recorded in Volume 592, Page 560 of the Deed Records of Collin County, Texas and the northeast corner of said premises;
Thence with the approximate centerline of County Road No. 689, and the east line of said premises, South 90°48'00" East, 769.56 feet to a PK nail set in the north right-of-way line of L. & A. Railroad marking the southeast corner of said premises;
Thence with said north right-of-way line and the south line of said premises, North 89°12'00" East, 2024.90 feet to a PK nail set at a distance of 20.00 feet and continuing for a total distance of 2051.80 feet to a 1/2 inch iron rod set in the east corner of said premises, from which a 2 inch iron rod found bears South, 427 feet;
Records of Collin County, Texas and the southeast corner of said premises, from which a 2 inch iron rod found bears South, 427 feet;
Thence with the east line of said premises, East 17°12'00" North, 112 feet to a 1/2 inch iron rod set marking the southwest corner of said Douglas tract and the northwest corner of said premises;
Thence with the south line of said Douglas tract and the north line of said premises, North 87°12'00" East, passing a 1/2 inch iron rod set at a distance of 2014.89 feet and continuing for a total distance of 2044.90 feet to the Point of Beginning and containing 31.53 acres, or said



ENCOMPASS
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2720 North Stemmons Freeway
Suite 900
Ft. Worth, Texas 76104

31.53 ACRES TRACT
W. B. WILLIAMS SURVEY
COLLIN COUNTY
REGISTERED TITLE
BY JUDITH N. DAVIS AND PAUL
W. WILLIAMS
DEED RECORDED IN
VOLUME 3398, PAGE 428
OF DEEDS IN COLLIN COUNTY

1. Michael Cuzen, Texas Registered Professional Land Surveyor Number 5893, do hereby declare that on this date a survey was made on the ground under my direction of the tract described above. All corners are as shown hereon. There are no holes and no apparent monuments on the ground. The survey was made for the purpose of subdividing the premises and is for the exclusive use of the buyer, seller, and the company named in the surveyor's field on the title convention issued under the G.P. Number shown hereon. The surveyor's field on the title convention issued under the G.P. Number shown hereon, contains the following: and other locatable matters of record of which surveyor has advised the surveyor.

Michael Cuzen
Michael Cuzen, Texas Registered Professional Land Surveyor Number 5893

NOTES:
There is no copy of original evidence that the assumptions recorded in Volume 4572, Page 3640 and Volume 768, Page 502, DRCCCT, apply to this plat.
All bearings and distances are deed and actual unless otherwise noted.
The basis of bearing is the deed call for the iron rod above as the "true line".
The basis of bearing is the deed call for the iron rod above as the "true line".
C-147 indicates a continuing monument.
The subject property does not appear to be in a flood hazard area as shown on FRWV Panel 4806SC0375. C. dated January 19, 1998. Property is 9.5892%.