



PROPERTY DESCRIPTION

Being a tract of land situated in the James Herndon Survey, Abstract No. 391, and being a portion of a 42,807 acre tract of land conveyed to Billy W. Turrentine as recorded by County Clerk File No. 99-00242281; and a portion of a 42,819 acres tract of land conveyed to Billy W. Turrentine as recorded by County Clerk File No. 99-0142558, Deed Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found on the north line of said 42,807 acre tract and the east right-of-way line of Hardin Road (120' right-of-way);

Thence, along said north line, North 89 degrees 20 minutes 57 seconds East a distance of 1,095.55 feet, to a 1/2 inch iron rod found on the east line of said James Herndon Survey;

Thence, along said survey line, South 01 degrees 04 minutes 15 seconds West a distance of 122.28 feet, to a point for corner;

Thence, South 39 degrees 27 minutes 20 seconds West a distance of 785.08 feet, to a point for corner;

Thence, South 63 degrees 32 minutes 40 seconds West a distance of 256.90 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "PITS 4595" set on the east right-of-way line of the aforementioned Hardin Road;

Thence, along said east right-of-way line, North 25 degrees 59 minutes 52 seconds West a distance of 531.12 feet, to a 1/2 inch iron rod found for the point of curvature of a curve to the right having a central angle of 11 degrees 08 minutes, 40 seconds, a radius of 1,940.00 feet, and a chord of 376.75 feet which bears North 20 degrees 25 minutes 43 seconds West;

Thence, continuing along said east right-of-way line and said curve to the right, for an arc length of 377.35 feet, to the point of beginning and containing 554,043 square feet or 12.7191 acres of land.

SURVEYOR'S CERTIFICATION

I, Paul D. Pitts, Jr., do hereby certify that this survey was made on the ground and correctly shows the boundary lines with dimensions of the land indicated herein, correctly shows the location of all structures and other noticeable improvements and visible items on the subject property, correctly shows the location of all alleys, streets, easements, and other matters of record of which I have been advised affecting subject property and, except as shown, there are no visible evidence of easements, partywalls, or conflicts on subject property.

Paul D. Pitts, Jr.
Registered Professional
Land Surveyor No. 4595

REVISED 24 OCTOBER 2005 ADDED HATCH AREA

BOUNDARY SURVEY
OF
12.7191 ACRES
JAMES HERNDON SURVEY, ABSTRACT No. 391,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

THIS DRAWING IS THE PROPERTY OF PDP CONSULTING GROUP. FOR THE USE OF THIS DRAWING, THE EXPRESSED WRITTEN PERMISSION OF PDP IS REQUIRED.

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CSB NO. 71018
DRAWN BY: PDP/PPR
DATE: 10/18/2005
SCALE: 1"=100'
SURVEY
1 OF 1

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By Kathy Wright at 1:38 pm, Sep 10, 2013