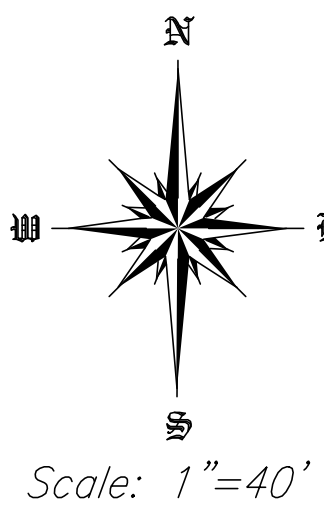


Belew Partners, Ltd. 4.00 Acres  
CC# 95-0029779 C.C.L.R.

POINT OF BEGINNING  
Tracts 1 & 2



Roome CIRS Ref. at 342.83' 18.4' Set

N89°57'00"E 361.50'

5/8" IRF (CM) 2.0'

N89°57'00"E 361.50'

1.6'

7.07'

wire fnc.

482.00'

N00°17'00"E

Existing Zoning: "AG" - Agricultural District  
Proposed Zoning: "SF7.2" - Single Family District

Tract 2  
4.00 Acres

St. Gabriel Way

Stratford Manor  
Vol. M, Page 848 C.C.L.R.

Belew 68,1990 Ac.Tr.  
CC# 95-0077969 C.C.L.R.

4.00 Ac.Tr.  
CC# 94-0079263 C.C.L.R.

Gallatin Searcy Survey, Abstract No. 831

Metes and Bounds Description

Tract 1: 2.00 Acres

SITUATED in the State of Texas, County of Collin, being part of the Gallatin Searcy Survey, Abstract No. 831, being all of a 2.00 acre tract as recorded under County Clerk No. 94-0079261 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found marking the northwest corner of said 2.00 acre tract, the northeast corner of a 4.00 acre tract as recorded under County Clerk No. 94-0079263 of the Collin County Land Records and being in the south line of a 4.00 acre tract as recorded under County Clerk No. 95-0029779 of the Collin County Land Records;

THENCE with the north line of said 2.00 acre tract and the south line of said 4.00 acre tract, South 89°57'00" East, passing at 342.83 feet a Roome capped 1/2-inch iron rod set for reference and continuing for a total distance of 361.50 feet to an "x" set in the approximate middle of St. Gabriel Way (a concrete road) marking the northeast corner of said 2.00 acre tract, the southeast corner of said 4.00 acre tract and being in the west line of Stratford Manor, an addition to the City of McKinney as recorded in Volume M, Page 848 of the Collin County Map Records;

THENCE with the east line of said 2.00 acre tract, the west line of said addition and the approximate middle of St. Gabriel Way, South 00°17'00" West, 241.00 feet to an "x" set marking the southeast corner of said 2.00 acre tract and the northeast corner of a 2.00 acre tract as recorded in Volume 4187, Page 1865 of the Collin County Land Records;

THENCE departing said roadway and along a common line between both two acre tracts, South 89°57'00" West, 361.50 feet to a 4-inch pipe fence corner post found marking the common corner to both two acre tracts and being in the east line of the aforementioned 4.00 acre tract;

THENCE with the west line of said 2.00 acre tract and the east line of said 4.00 acre tract, North 00°17'00" East, 241.00 feet to the place of beginning and containing 2.00 acres of land.

Tract 2: 4.00 Acres

SITUATED in the State of Texas, County of Collin, being part of the Gallatin Searcy Survey, Abstract No. 831, being all of a 4.00 acre tract as recorded under County Clerk No. 94-0079263 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found marking the northeast corner of said 4.00 acre tract, the northwest corner of a 2.00 acre tract as recorded under County Clerk No. 94-0079261 of the Collin County Land Records and being in the south line of a 4.00 acre tract as recorded under County Clerk No. 95-0029779 of the Collin County Land Records;

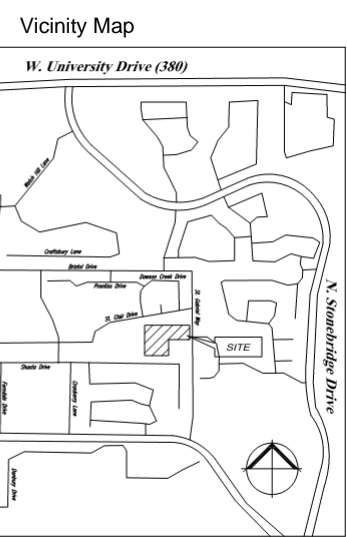
THENCE with the east line of said 4.00 acre tract and the west line of said 2.00 acre tract, South 00°17'00" West, passing at 241.00 feet a 4-inch pipe fence corner post marking the southwest corner of said 2.00 acre tract and the northwest corner of a 2.00 acre tract as recorded in Volume 4187, Page 1865 of the Collin County Land Records and continuing with the east line of said 4.00 acre tract and west line of said 2.00 acre tract a total distance of 482.00 feet to a 1/2-inch iron rod found marking the southeast corner of said 4.00 acre tract, the southwest corner of said 2.00 acre tract and being in the north line of Virginia Parklands, an addition to the City of McKinney as recorded in Volume P, Page 326 of the Collin County Map Records;

THENCE with the south line of said 4.00 acre tract and the north line of said addition, South 89°57'00" West, 361.50 feet to a 1/2-inch capped (stamped "DAA") iron rod found marking the southwest corner of said 4.00 acre tract and a southeast corner of a 68,1990 acre tract as recorded under County Clerk No. 95-0077969 of the Collin County Land Records;

THENCE with the west line of said 4.00 acre tract and an east line of said 68,1990 acre tract, North 00°17'00" East, 482.00 feet to a Roome capped 1/2-inch iron rod set marking the northwest corner of said 4.00 acre tract, a northeast corner of said 68,1990 acre tract and the southwest corner of the aforementioned 4.00 acre tract;

THENCE with the north line of said 4.00 acre tract and the south line of said 4.00 acre tract, North 89°57'00" East, 361.50 feet to the place of beginning and containing 4.00 acres of land.

Jerry & Karen Green 2.00 Ac.Tr.  
Vol. 4187, Pg. 1865 C.C.L.R.



Approx. location AT&T Esm't  
Vol. 527, Pg. 105 &  
Vol. 648, Pg. 473 C.C.L.R.  
(no visible markers)

1.10'

1/2" CPD. IRF (DAA) (CM)

2.1'

1/2" CPD. IRF (DAA) (CM)

0.9'

1/2" IRF (CM)

2.9'

wire fnc.

S89°57'00"W 361.50'

(Source Bearing)

VIRGINIA PARKLANDS  
Vol. P, Pg. 326 C.C.L.R.

Surveyor's Certificate

To: Joel M. Field, Kimberla K. Field, Reunion Mortgage, Inc., Denis L. Burns, Ann Burns and Hexter-Fair Title Company

I hereby certify that on the 30th day of September, 2005, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Tract 1 has both vehicular and pedestrian ingress to and egress from the subject property is provided by St. Gabriel Way, same being paved, dedicated public right-of-way maintained by the City of McKinney, which abut(s) the subject property, an is physically open and being used. Unless an easement is created Tract 2 has no access to a dedicated public road.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

F.E. Bemenderfer Jr.  
Registered Professional Land Surveyor No. 4051

Legend

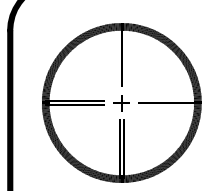
- RCIRS Roome Land Surveying Capped Iron Rod Set
- 1/2" IRF 1/2" Iron Rod Found
- Cpd. IRF Capped Iron Rod Found
- PP Power/Utility Pole
- OH Overhead Line
- LP Light Pole
- C.C.L.R. Collin County Land Records

NOTES: 1) CM is a controlling monument; 2) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0280 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. ( Zone X ). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the Surveyor; 3) Surveyor's signature will appear in red on certified copies; 4) This survey was performed with the benefit of a Title Commitment provided by Hexter-Fair Title Company GF# PK05205074 with an effective date of August 15, 2005; 5) Approximate location of easement granted to American Telephone and Telegraph Company (fiber optic cable) recorded in Volume 527, Page 105 and Volume 648, Page 473 of the Collin County Land Records is shown on survey.

Zoning Exhibit

2 Acre & 4 Acre Tract  
at 551 St. Gabriel Way  
Gallatin Searcy Survey, A-831  
Collin County, Texas

P:\AC\2005Q4\AC55286.dwg



ROOME LAND SURVEYING, INC.  
2000 AVENUE G  
SUITE 810  
PLANO, TX 75074  
Phone Number (972) 423-4372  
Fax Number (972) 423-7523