

VOL 2513, PG. 274 N 88° 49' 21" E 2006.17

BEGINNING, 1PT  
NWC 9.69 AC. "TRACT 2"  
CLERK'S FILE  
NO. 96-46017

E COUNTY ROAD  
NO. 5

IRON PIN SET

IRON PIN SET

CLERK'S FILE  
NO. 97-5168

CLERK'S FILE  
NO. 96-46017

S 01° 02' 26" E 716.98

N 88° 56' 34" E 850.30'

4.32 ACRES

S 10° 47' 02" E 1317.26'

S 10° 47' 02" E 1317.26'

CENTER OF BURLINGTON  
NORTHERN RAILROAD  
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IRON PIPE FOUND

#### DESCRIPTION 4.32 ACRES

SITUATED in Collin County, Texas, in the Collin County School Land Survey, Abstract No. 147, being a part of the 9.69 acre "TRACT 2" described in a deed from Jane Willard and First State Bank, Denton, Trustee for The Michael C. Ramos Profit Sharing Plan, to Don Brown, dated May 29, 1986, and recorded in Clerk's File No. 96-46017 of the Collin County Land Records, being described by notes and bounds as follows:

BEGINNING at an iron pin found at the northwest corner of said 9.69 acre tract, in the center of county road No. 5 (east-west rock road);  
THENCE North 88° 49' 21" East, with the center of said county road and with the north line of said 9.69 acre tract, 200 feet to a point;  
THENCE South 1° 03' 26" East, passing an iron pin set at 30.0 feet and continuing in all 716.98 feet to an iron pin set;  
THENCE North 88° 56' 34" East, 250.30 feet to an iron pin set in the east line of said 9.69 acre tract, same being in the west right-of-way line of the Burlington Northern Railroad;  
THENCE South 10° 47' 02" West, with said railroad right-of-way and said east line, 1317.26 feet to an iron pipe found at the south corner of said 9.69 acre tract;  
THENCE North 1° 03' 26" West, with the west line of said 9.69 acre tract, passing an iron pin set at 1976.17 feet and continuing in all 2006.17 feet to the PLACE OF BEGINNING and containing 4.32 ACRES OF LAND.

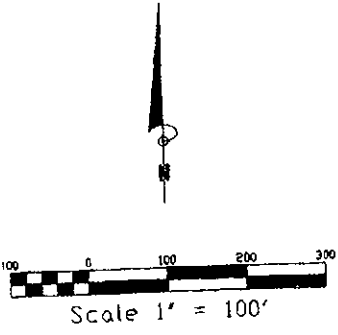
#### FLOOD CERTIFICATION

According to Flood Insurance Rate Map No. 4828SC0125 G, dated January 19, 1996, the property platted hereon is not within the 100 year flood plain.

#### CERTIFICATION

I, hereby certify that I made this survey on the ground on May 23, 1998 on the herein described tract shown hereon and set corner stakes as reflected on the plat and that only visible or apparent improvements on the ground are as shown on the survey; to my knowledge, there are no visible or apparent encroachments, overlapping of improvements or conflicts except as shown on the survey plat.

Bruce Geer, Registered Professional Land Surveyor No. 4117  
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