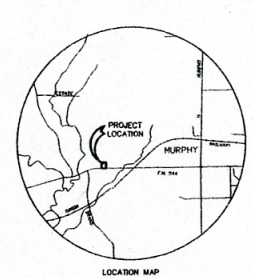


- LEGEND**
- PF Power Pole
  - GW Guy Wire
  - MB Manhole
  - WV Water Valve
  - TP Telephone Pedestal
  - WM Water Meter
  - PH Fire Hydrant
  - LP Light Pole
  - IV Irrigation Valve
  - CO Clean Out
  - AC Air Conditioner
  - CR Curved Road
  - CB Cable Box
  - SB Signal Box
  - SP Signal Pole
  - SI Sign
  - RF Iron Rod Found
  - RS Iron Rod Set
  - SS Sanitary Sewer
  - SS Storm Sewer
  - EB Electric Box
  - CL Gas Line Marker
  - COL Column
  - TSM Traffic Sign
  - TR Transformer



$R = 2416.00'$   
 $D = 0427'38''$   
 $T = 94.09'$   
 $L = 188.09'$   
 $CH = 188.05'$   
 $CB = N 63'30'23'' E$

2.000 ACRES  
(87,124 Sq. Ft.)

**FIELD NOTE DESCRIPTION**

STATE OF TEXAS  
COUNTY OF COLLIN

BEING a tract of land situated in the MARY SCOTT SURVEY, Abstract No. 859 and the GEORGE H. PEGUES SURVEY, Abstract No. 699 and being a portion of a tract of land conveyed to the Lumberman's Investment Corporation as recorded in Volume 4432, Page 3580 of the Deed Records of Collin County, Texas (DRCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most southeasterly corner of LOT 6, BLOCK E of the WINDY HILL FARMS, PHASE 2, an addition to the City of Murphy as recorded in Cabinet L Page 405 of the Plat Records of Collin County, Texas (PRCT) a said point being found in the easterly Right-of-Way line of HERITAGE PARKWAY (FORMERLY BOZEMAN ROAD) (54' Right-of-Way);

THENCE departing the easterly line of said HERITAGE PARKWAY South 89 deg 32 min 44 sec East passing a 5/8 inch iron rod found at the most southeasterly corner of LOT 7, BLOCK E of said WINDY HILL FARMS, PHASE 2 of a distance of 184.23 feet and passing a 5/8 inch iron rod found at the most southeasterly corner of LOT 16, BLOCK E of the WINDY HILL FARMS, PHASE 3, an addition to the City of Murphy as recorded in Cabinet L Page 405 (PRCT) at a distance of 308.51 feet continuing in all a distance of 457.74 feet to a 1/2 inch iron rod set with red plastic cap stamped "M.A.L." for corner;

THENCE South 00 deg 27 min 16 sec West a distance of 187.78 feet to a 1/2 inch iron rod set with red plastic cap stamped "M.A.L." for corner;

THENCE North 89 deg 32 min 44 sec West a distance of 487.75 feet to a 1/2 inch iron rod set with red plastic cap stamped "M.A.L." for corner in the easterly Right-of-Way line of said HERITAGE PARKWAY; said point being the beginning of a non-tangent curve to the right having a radius of 2416.00 feet and having a chord bearing of North 03 deg 30 min 23 sec East and a chord length of 188.05 feet;

THENCE along the easterly Right-of-Way line of said HERITAGE PARKWAY continuing along said non-tangent curve to the right through a central angle of 04 deg 27 min 38 sec and an arc length of 188.09 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2,000 acres or 87,124 square feet of land more or less. Being contained within the field note description are based upon as on the ground survey performed in the field on the 24th day of December, 2003 utilizing the bearings as found on the Plat of said WINDY HILL FARMS, PHASE 2.

**SURVEYOR'S STATEMENT**

The undersigned does hereby declare that the survey shown herein was prepared from an actual on the ground survey performed on the 24th day of December, 2003, and that this professional service substantially complies with the Code of Practice as approved by the Texas Board of Professional Land Surveyors effective September 1, 1992.

**LEONARD J. LUKEKER**  
 Registered Professional Land Surveyor  
 Texas Registration No. 0714  
 Lumberman's Investment Corporation, Inc.  
 8750 HERITAGE PARKWAY, SUITE 100  
 DALLAS, TEXAS 75230  
 (972) 490-7090

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used herein constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the red property records.

**FLOOD NOTE**

According to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 400800465 1, dated December 18, 1997, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 500-year floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, 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.

APPROVAL	DATE
REVISION	DATE
NO.	DATE

**Winkelmann & Associates, Inc.**  
 CONSULTING ENGINEERS & SURVEYORS  
 8750 HERITAGE PARKWAY, SUITE 100  
 DALLAS, TEXAS 75230  
 (972) 490-7090

MARY SCOTT SURVEY, ABSTRACT NO. 859  
 GEORGE H. PEGUES SURVEY, ABSTRACT NO. 699  
 COLLIN COUNTY, TEXAS  
 LUMBERMAN'S INVESTMENT CORPORATION  
 8750 HERITAGE PARKWAY, SUITE 100  
 DALLAS, TEXAS 75230

BOUNDARY SURVEY  
 2.000 ACRES



Scale: 1"=40'	Date: 12/29/03
Drawn By: L.L.L.	Checked By: L.L.L.
Drawn By: L.L.L.	Checked By: L.L.L.
File: 148797C0200	Project No.: 148797C0200

SHEET	1
SHEET	1