

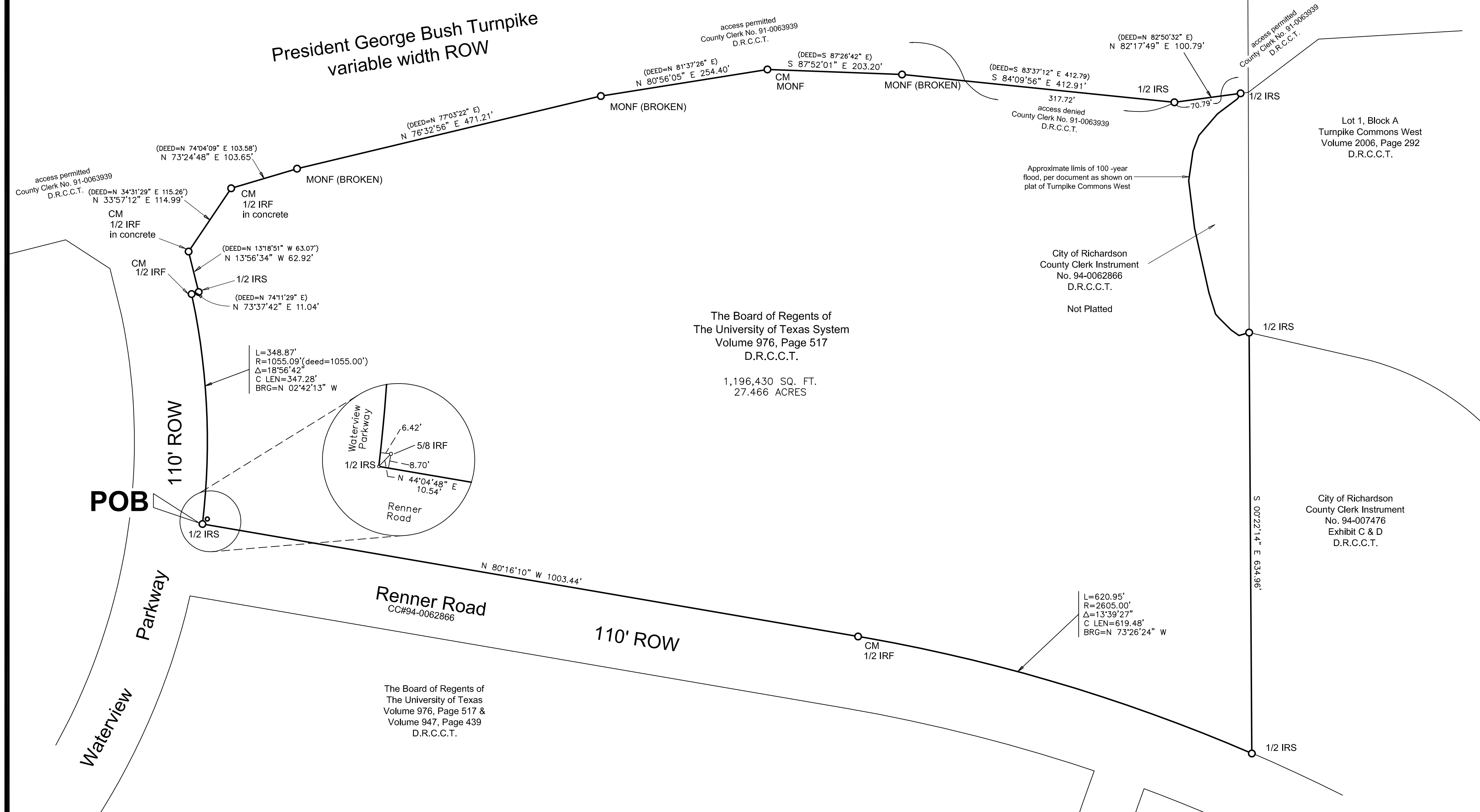


State of Texas  
Volume 2972, Page 607  
Correction Deed  
County Clerk No. 91-0063939  
D.R.C.C.T.

**F. McCULLOUGH SURVEY**  
**ABSTRACT No. 586**

**L.M. MARSHALL SURVEY**  
**ABSTRACT No. 595**

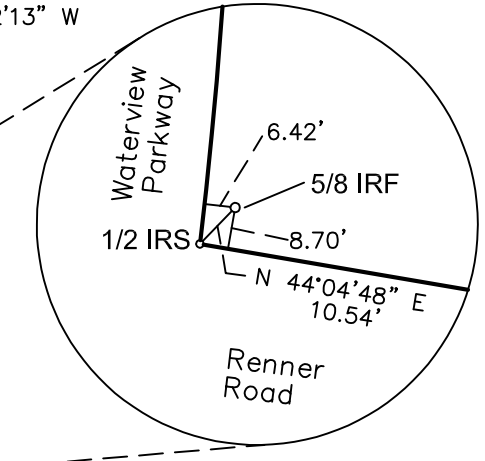
President George Bush Turnpike  
variable width ROW



The Board of Regents of  
The University of Texas System  
Volume 976, Page 517  
D.R.C.C.T.

1,196,430 SQ. FT.  
27.466 ACRES

L=348.87'  
R=1055.09' (deed=1055.00')  
Δ=18°56'42"  
C LEN=347.28'  
BRG=N 02°42'13" W



**POB**

110' ROW

Renner Road  
CC#94-0062866

110' ROW

The Board of Regents of  
The University of Texas  
Volume 976, Page 517 &  
Volume 947, Page 439  
D.R.C.C.T.

L=620.95'  
R=2605.00'  
Δ=3°39'27"  
C LEN=619.48'  
BRG=N 73°26'24" W

1/2 IRF = 1/2 INCH IRON ROD FOUND  
1/2 IRS = 1/2 INCH IRON ROD SET WITH ARS CAP  
5/8 IRF = 5/8 INCH IRON ROD FOUND  
MONF = MONUMENT FOUND

**NOTE:**

The surveyor is unable to plot the following easements as described Volume 368, Page 300, Volume 378, Page 525, and Volume 673, Page 88 Land Records, Collin County, Texas.

The easements recorded in Volume 557, Page 418; Volume 557, Page 415; Volume, 763, Page 269; Volume 1647, Page 512, and Volume 2588, Page 286 Land Records, Collin County, Texas do not affect this tract.

The property is subject to the ingress and egress as set out in Volume 2972, Page 607, and Volume 3823, Page 300 Land Records, Collin County, Texas.

The ingress and egress as set out in Volume 2972, Page 614 Land Records, Collin County, Texas does not affect this tract.

The basis of bearing is: NAD83 Datum, Texas North Central Zone, State Plane Coordinates.

"CM" indicates a controlling monument.

**DESCRIPTION OF PROPERTY SURVEYED**

**BEING** a 27.466 acre tract or parcel of land situated in the F. McCullough Survey, Abstract No. 586, Collin County, Texas and being a part of that tract of land described in deed to The Board of Regents of The University of Texas System recorded in Volume 976, Page 517 of the Deed Records of Collin County and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod set in the east right-of-way line of Waterview Parkway (110'ROW) and the north right-of-way line of Renner Road (110'ROW) for the southwest corner of herein described tract and the beginning of a non-tangent curve to the left having a radius of 1055.09 feet (deed=1055.00 feet) and from which a 5/8 inch iron rod bears North 44 degrees 04 minutes 48 seconds East a distance of 10.54 feet;

**THENCE** along the common east line of Waterview Parkway and the west line of the herein described tract through a central angle of 18 degrees 56 minutes 42 seconds an arc distance of 348.87 feet (chord bears North 02 degrees 42 minutes 13 seconds West and is 347.28 feet in length) to a 1/2 inch iron rod found in a southerly line of a tract of land acquired for George Bush Turnpike described in Correction Deed to the State of Texas recorded in County Clerk Instrument No. 91-0063939 of the Deed Records of Collin County, Texas;

**THENCE** departing said east line and along the common westerly and northerly line of herein described tract and the easterly and southerly line of said State of Texas tract North 73 degrees 37 minutes 42 seconds East (deed=North 74 degrees 11 minutes 29 seconds East) a distance of 11.04 feet to a 1/2 inch iron rod set for corner;

**THENCE** continuing along said common line the following courses and distances:

North 13 degrees 56 minutes 34 seconds West a distance of 62.92 feet (deed=North 13 degrees 18 minutes 51 seconds West a distance of 63.07 feet) to a 1/2 inch iron rod in concrete found for corner;

North 33 degrees 57 minutes 12 seconds East a distance of 114.99 feet (deed=North 34 degrees 31 minutes 29 seconds East a distance of 115.26 feet) to a 1/2 inch iron rod in concrete found for corner;

North 73 degrees 24 minutes 48 seconds East a distance of 103.65 feet (deed=North 74 degrees 04 minutes 09 seconds East a distance of 103.58 feet) to a highway monument found (broken) for corner;

North 76 degrees 32 minutes 56 seconds East (deed=North 77 degrees 03 minutes 22 seconds East) a distance of 471.21 feet to a highway monument found (broken) for corner;

North 80 degrees 56 minutes 05 seconds East (deed=North 81 degrees 37 minutes 26 seconds East) a distance of 254.40 feet to a highway monument found for corner;

South 87 degrees 52 minutes 01 seconds East (deed=South 87 degrees 26 minutes 42 seconds East) a distance of 203.20 feet to a highway monument found (broken) for corner;

South 84 degrees 09 minutes 56 seconds East a distance of 412.91 feet (deed=South 83 degrees 37 minutes 12 seconds East a distance of 412.79 feet) to a 1/2 inch iron rod set for corner;

North 82 degrees 17 minutes 49 seconds East (North 82 degrees 50 minutes 32 seconds East) a distance of 100.79 feet to a 1/2 inch iron rod set for corner and being in the 100 year Flood Limit Line as described in deed to the City of Richardson recorded in County Clerk Instrument No. 94-0062866 (Exhibit J and shown as Exhibit K) of the Deed Records of Collin County, Texas and shown on the plat of a tract of land known as Lot 1, Block A Turnpike Commons West, an addition to the City of Richardson, recorded in Volume 2006, Page 292 of the Deed Records of Collin County, Texas;

**THENCE** departing said common line and along the meanders of said 100 Year Flood Limit Line to a 1/2 inch iron rod set for corner and being the southwest corner of said Lot 1, Block A Turnpike Commons West, and the northwest corner of a tract of land described in deed to the City of Richardson recorded in County Clerk Instrument No. 94-007476 (Exhibit C & D) of the Deed Records of Collin County, Texas;

**THENCE** along the common east line of herein described tract and said City of Richardson tract, South 00 degrees 22 minutes 14 seconds East a distance of 634.96 feet to a 1/2 inch iron rod set for corner and being in the north right-of-way line of aforementioned Renner Road and the beginning of a non-tangent curve to the left having a radius of 2605.00 feet;

**THENCE** along the common north right-of-way of Renner Road and the south line of herein described tract and along said curve to the left through a central angle of 13 degrees 39 minutes 27 seconds, an arc distance of 620.95 feet (chord bears North 73 degrees 26 minutes 24 seconds West and is 619.48 feet in length) to a 1/2 inch iron rod found for corner;

**THENCE** continuing along said common line North 80 degrees 16 minutes 10 seconds West a distance of 1003.44 feet to the **POINT OF BEGINNING** and containing 1,196,430 square feet or 27.466 acres of land within the metes recited.

The undersigned Registered Professional Land Surveyor ("Surveyor") hereby certifies to the Board of Regents of the University of Texas System, for the use and benefit of The University of Texas at Dallas and Chicago Title Insurance Company that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property ("Property"); (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon: (i) there are no observed encroachments onto the Property or observable protrusions therefrom, (ii) there are no observable improvements on the Property, (iii) there are no observable easements or rights-of-way either burdening or benefiting the Property, and (iv) there are no observable discrepancies, conflicts, shortages in area or boundary line conflict; (e) the size, location and type of improvements, if any are as shown hereon; (f) the Property has access to and from a public roadway; (g) recorded easements and rights-of-way referenced in Title Commitment GF No. 714018-HH (issued April 2, 2007) prepared by Chicago Title Insurance Company have been labeled and platted hereon, unless otherwise noted; (h) the boundaries, dimensions and other details shown hereon are true and correct and conform to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (1991) for a Category 1A Condition (Land Title Survey); (i) the Property is located in Zone X as delineated on the Dallas County, Texas, Flood Insurance Rate Map Panels Numbered 48113C0065 J, dated August 23, 2001, as published by the Federal Emergency Management Agency, which zone is defined as "areas determined to be outside 500-year floodplain"; and (j) the basis of bearing for this survey is NAD83 Datum, Texas North Central Zone, State Plane Coordinates.

**"Preliminary**  
For Review Purposes Only.  
This Document Shall Not be Recorded  
For Any Purpose."

Ayub R. Sandhu  
Registered Professional Land Surveyor,  
Texas, No. 2910  
May 03, 2007

REV. 6/20/07 Revised Title Block, show access per TxDOT  
REV. 5/03/07 Revised Certification per new Commitment

<p><b>ARS</b> Engineers, Inc.</p> <p>5910 N. Central Expressway Suite 1000 Dallas, Texas 75206 (214) 739-3152 Fax (214) 750-8823</p>	<p>SURVEY OF 27.466 ACRES UT DALLAS, TRACT 5 F. McCULLOUGH SURVEY ABSTRACT No. 553</p>	
	<p>Title Co: Chicago Title Insurance Company GF # 714018 - HH</p>	
<p>scale: 1"=100' drawn: HLD 12/06/06 checked: JLL</p>	<p>30205045 rev no 1</p>	