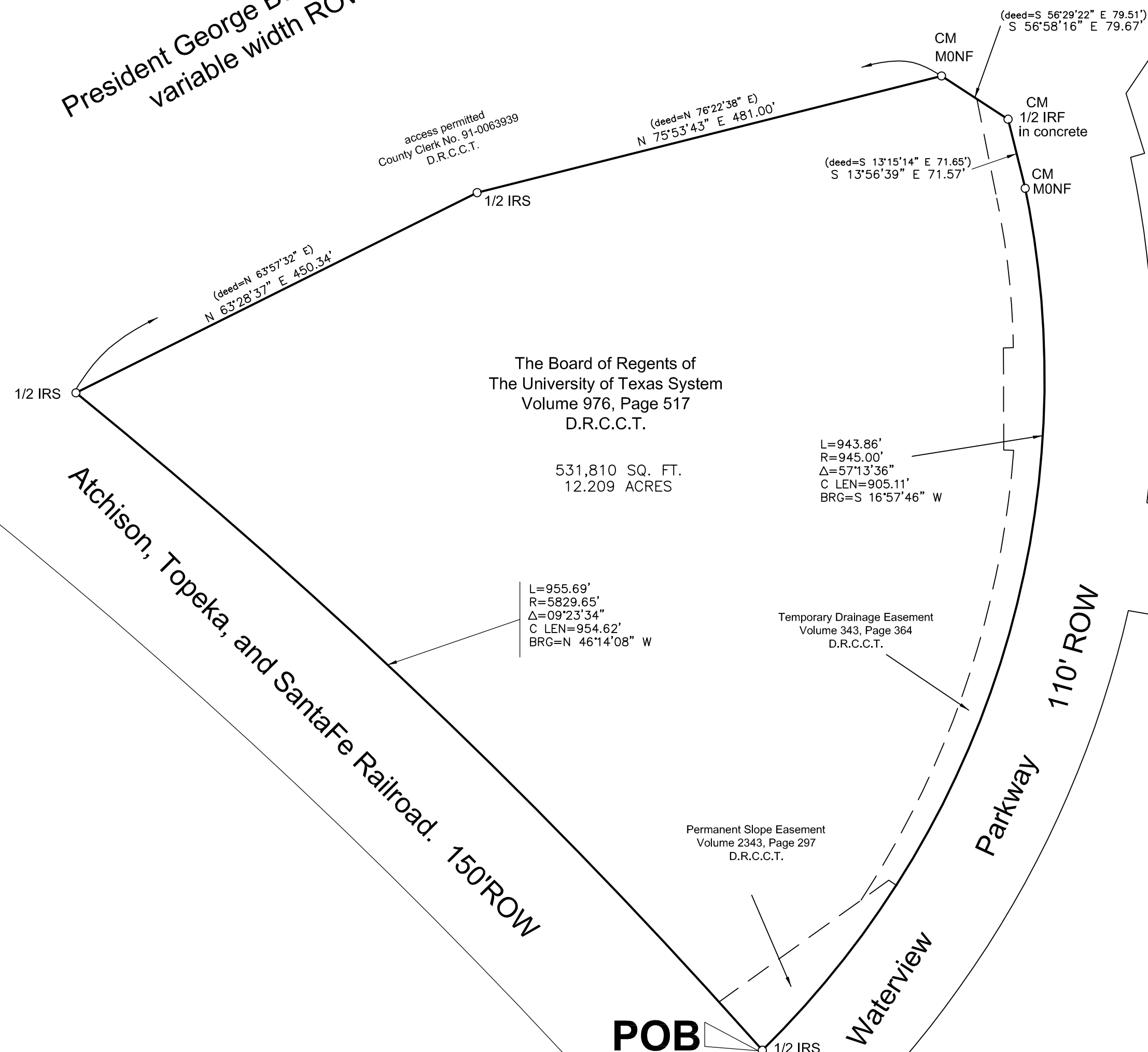




# F. McCULLOUGH SURVEY ABSTRACT No. 586

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

President George Bush Turnpike  
variable width ROW



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

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.

### DESCRIPTION OF PROPERTY SURVEYED

**BEING** a 12.209 acre tract or parcel 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, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod set for the south corner of herein described tract, in the westerly right-of-way line of Waterview Parkway (110' ROW) at its intersection with the northeasterly right-of-way line of the Atchison Topeka and Santa Fe Railroad (150' ROW) and the beginning of a non-tangent curve to the left having a radius of 5829.65 feet;

**THENCE**, along the common southwesterly line of herein described tract and said northeasterly line and through a central angle of 09 degrees 23 minutes 34 seconds, an arc distance of 955.69 feet (chord bears North 46 degrees 14 minutes 08 seconds West and is 954.62 feet in length) to a 1/2 inch iron rod set for the northwest corner of herein described tract in the southerly line of a tract of land acquired for the 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 northeasterly line and along the common southerly line of said State of Texas tract and the northerly line of herein described tract North 63 degrees 28 minutes 37 seconds East (deed=North 63 degrees 57 minutes 32 seconds East) a distance of 450.34 feet to a 1/2 inch iron rod set for corner;

**THENCE** continuing along said common line North 75 degrees 53 minutes 43 seconds East (deed=North 76 degrees 22 minutes 38 seconds East) a distance of 481.00 feet to a highway monument found for corner;

**THENCE** continuing along said common line South 56 degrees 58 minutes 16 seconds East a distance of 79.67 feet (deed=South 56 degrees 29 minutes 22 seconds East a distance of 79.51 feet) to a 1/2 inch iron rod in concrete found for corner in the westerly line of said Waterview Parkway;

**THENCE** along the easterly line of herein described tract and the southwesterly line of said State of Texas tract South 13 degrees 56 minutes 39 seconds East a distance of 71.57 feet (deed=South 13 degrees 15 minutes 14 seconds East a distance of 71.65 feet) to a Highway Monument found for corner in the westerly line of said Waterview Parkway and the beginning of a non-tangent curve to the right having a radius of 945.00 feet;

**THENCE**, departing said common line and along the easterly line of herein described tract and the westerly line of said Waterview Parkway, through a central angle of 57 degrees 13 minutes 36 seconds, an arc distance of 943.86 feet (chord bears South 16 degrees 57 minutes 46 seconds West and is 905.11 feet in length) to the **POINT OF BEGINNING** and containing 531,810 square feet or 12,209 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; (e) there are no observed encroachments onto the Property or observable protrusions therefrom; (f) there are no observable improvements on the Property; (g) there are no observable easements or rights-of-way either burdening or benefiting the Property; and (h) there are no observable discrepancies, conflicts, shortages in area or boundary line conflict; (i) the size, location and type of improvements, if any are as shown hereon; (j) the Property has access to and from a public roadway; (k) recorded easements and rights-of-way referenced in Title Commitment GF No. 714017-HH (issued June 11, 2007) prepared by Chicago Title Insurance Company have been labeled and platted hereon, unless otherwise noted; (l) 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); (m) 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 and the Collin County, Texas, Flood Insurance Rate Map Panel Numbered 48085C0420 G, dated January 19, 1998 as published by the Federal Emergency Management Agency, which zone is defined as "areas determined to be outside 500-year floodplain"; and (n) the basis of bearing for this survey is NAD83 Datum, Texas North Central Zone, State Plane Coordinates.

Ayub R. Sandhu  
Registered Professional Land Surveyor,  
Texas, No. 2910  
July 20, 2007

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

NOTE:  
The property is subject to the ingress and egress as set out in Volume 2972, Page 607; Volume 2972, Page 614, and Volume 3823, Page 300 Land Records, Collin County, Texas.  
The easement recorded in Volume 2343, Page 364 Land Records, Collin County does not affect this tract.  
The easements recorded in Volume 2588, Page 286 Land Records, Collin County, Texas do not affect this tract.  
The basis of bearing is: NAD83 Datum, Texas North Central Zone, State Plane Coordinates.  
\*CM\* indicates a controlling monument.

REV. 6/25/07 Revised Title Block, Easement, Certificate date, and show access per TxDOT.  
REV. 5/03/07 Revised Certification per new Commitment.

 <b>ARS</b> <b>Engineers, Inc.</b> 5910 N. Central Expressway Suite 1000 Dallas, Texas 75206 (214) 739-3152 Fax (214) 750-8823	SURVEY OF 12.209 ACRES UT DALLAS, TRACT 4 F. McCULLOUGH SURVEY ABSTRACT No. 586	
	Title Co: Chicago Title Insurance Company GF # 714017 - HH	
scale: 1"=100' 12/06/06	drawn: HLD checked: JLL	30205045 rev no 1