

TRACT 8

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BEING A 36.213 ACRE TRACT OF LAND SITUATED IN THE JOHN FYKES SURVEY, ABSTRACT NO. 325, IN THE CITY ALLEN, COLLIN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS "TRACT 4" OF BRIAR RIDGE INVESTMENTS, INC. RECORDED IN VOLUME 3741, PAGE 79, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.). BEARING BASIS FOR THIS SURVEY IS THE FINAL PLAT OF BRAY CENTRAL DRIVE & BENTON DRIVE, AS SHOWN BY PLAT RECORDED IN CABINET N, SLIDE 110, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.). SAID 36.213 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WATTERS ROAD (A 110 FOOT RIGHT-OF-WAY) AS DEDICATED BY PLAT RECORDED IN CABINET F, SLIDE 348 P.R.C.C.T. AND THE NORTH RIGHT-OF-WAY LINE OF EXCHANGE PARKWAY (A 110 FOOT RIGHT-OF-WAY) AS DEDICATED BY PLAT RECORDED IN CABINET F, SLIDE 348 P.R.C.C.T., SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 4;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE COMMON WITH THE WEST LINE OF SAID TRACT 4, N 00°44'42" W, A DISTANCE OF 1830.47 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RAINTREE CIRCLE (AN 80 FOOT RIGHT-OF-WAY) AS DEDICATED BY PLAT RECORDED IN CABINET F, SLIDE 348 P.R.C.C.T., SAME BEING THE NORTHWEST CORNER OF SAID TRACT 4;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

A CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET, A DELTA ANGLE OF 55°25'29", A CHORD BEARING S 59°59'14" E, A DISTANCE OF 892.86 FEET, AND AN ARC LENGTH OF 928.65 FEET TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 19°40'00"E, A DISTANCE OF 0.29 FEET;

S 32°16'30" E, A DISTANCE OF 925.81 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1960.00 FEET, A DELTA ANGLE OF 3°22'27", A CHORD BEARING S 30°35'17" E, A DISTANCE OF 115.41 FEET, AND AN ARC LENGTH OF 115.43 FEET TO A 5/8 INCH IRON ROD CAPPED "CARTER BURGESS" SET FOR CORNER IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EXCHANGE PARKWAY (A 110 FOOT RIGHT-OF-WAY); .

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EXCHANGE PARKWAY (A 110 FOOT RIGHT-OF-WAY), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

S 61°05'56" W, A DISTANCE OF 795.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 945.00 FEET, A DELTA ANGLE OF 29°06'34", A CHORD BEARING S 75°39'13" W, A DISTANCE OF 474.97 FEET, AND AN ARC LENGTH OF 480.11 FEET TO A 5/8 INCH IRON ROD CAPPED "CARTER BURGESS" SET FOR CORNER;

N 89°47'30" W, A DISTANCE OF 145.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.213 ACRES OF LAND, MORE OR LESS.

LINE	BEARING	DISTANCE
L1	N 89°47'30" W	145.91'

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENG
C1	960.00'	55°25'29"	S 59°59'14" E	892.86'	928.65'
C2	1960.00'	03°22'27"	S 30°35'17" E	115.41'	115.43'
C3	945.00'	29°06'34"	S 75°39'13" W	474.97'	480.11'

APPROXIMATE LOCATION OF SURVEY LINE

MICHAEL LEE SURVEY ABST-544
JOHN FYKES SURVEY ABST-325

(110' R.O.W.)

WATERS ROAD
CABINET F, SLIDE 348 P.R.C.C.T.

P.C.C.T.

1/2" IRF

C1

(1/2" IRF -BEARS
(N 19°40' E - 0.29')

TRACT 8
36.213 ACRES

TRACT 4
BRIAR RIDGE INVESTMENTS, INC.
VOL. 3741, PG. 079
D.R.C.C.T.

TRACT 6
BRIAR RIDGE INVESTMENTS, INC.
VOL. 3741, PG. 079
D.R.C.C.T.

N 00°44'42" W 1830.47'

RAINTREE CIRCLE CABINET F, SLIDE 348, P.R.C.C.T.
S 32°16'30" E 925.81'

1/2" IRF

C2

EXCHANGE PARKWAY CABINET F

EXCHANGE PARKWAY CABINET F, SLIDE 348, P.R.C.C.T.
S 61°05'56" W 795.45'

REMAINDER
TRACT 7
BRIAR RIDGE INVESTMENTS, INC.
VOL. 3741, PG. 79
D.R.C.C.T.

P.O.B.
1/2" IRF

1/2" IRF

LOT 3
BLOCK "C"

L1

CIRS

C3

JOHN FYKES SURVEY ABST-325
W.J. JACKSON SURVEY ABST-484