



PROPERTY DESCRIPTION

Being a tract of land situated in the J. Truett Survey, Abstract No. 920, City of Wylie, Collin County, Texas and being part of a 21.020 acre tract of land conveyed to Collin County by deed recorded under County Clerk's File Number 2001-0100218, Deed Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a capped 5/8" iron rod set at the intersection of the east right-of-way line of Second Street (80' R.O.W.) and the northwest right-of-way line of State Highway No. 78 (150' R.O.W.);

Thence, North 00°42'06" East, along the east right-of-way line of Second Street (80' R.O.W.), a distance of 46.37 feet to a 1/2" iron rod found on the northwest line of said 21.020 acre tract for the south corner of a 0.8790 acre tract of land conveyed to Cynthia Lynn Conoly by deed recorded under County Clerk's File Number 93-0044936, Deed Records, Collin County, Texas;

Thence, North 52°06'28" East, along the northwest line of said 21.020 acre tract and the southeast line of said 0.8790 acre tract, a distance of 384.05 feet to a capped 5/8" iron rod set on the south right-of-way line of Marble Street (70' R.O.W.);

Thence, South 89°26'48" East, along the south right-of-way line of Marble Street (70' R.O.W.), a distance of 60.92 feet to a capped 5/8" iron rod set for corner on the northwest right-of-way line of State Highway No. 78 (150' R.O.W.);

Thence, South 52°18'42" West, along the northwest right-of-way line of State Highway No. 78 (150' R.O.W.), a distance of 460.69 feet to the Point of Beginning and containing 15.645 square feet or 0.359 acres of land.

All of the above described property lies within Zone "X" (areas determined to be outside of the 500-year flood plain) according to the Flood Insurance Rate Map Community Panel Number 48085C0470 G, dated January 19, 1996.

Bearings are based on the Texas State Plane Coordinate System, North Central Zone, N.A.D. 27.

SURVEYOR'S CERTIFICATE

I, Donald J. Jackson do hereby certify that this survey was made on the ground and correctly shows the boundary lines with dimension of the land indicated hereon, correctly shows the location of all structures and other noticeable improvements and visible items on the subject property, correctly shows the location of all alleys, streets, easements, and other matters of record of which I have been advised affecting the subject property, and except as shown, there are no visible easements, partywalls, or conflicts on subject property.



Donald J. Jackson, Registered Professional Land Surveyor No. 3949

DRAWN BY: C.P.
DATE: JANUARY 24, 2002
DWG. NO. 8580101.DWG.

APPROVED BY: D. JACKSON
PROJ. NO. 858-02-0191
DWG.

REVISIONS

OBJECT

SURVEY OF 0.359 ACRES OF LAND SITUATED IN THE J. TRUETT SURVEY, ABSTRACT NO. 920, CITY OF WYLIE, COLLIN COUNTY, TEXAS.

JACKSON & ASSOCIATES LAND SURVEYORS, INC.
2800 W. F.M. Highway No. 544 Wylie, Texas 75098
Phone (972) 442-4045

Sht. NO.

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