

BEING all that tract of land in Collin County, Texas, and a part of the D. H. Havens Survey, A-388, and a part of the M. Thompson Survey, A-921, and being all of that called 313.20 acres conveyed from Neil Wilsey, Trustee to Don Mann on April 19, 1973, recorded in Volume 843, Page 215 of the Collin County Deed Records, and all of that called 67.76 acres conveyed from Dime Financial Corporation to Dime Corporation on July 30, 1979, recorded in Volume 1218, Page 644 of the Collin County Deed Records, and being more fully described as follows:

BEGINNING at a point in the center of a County Road, said point being the Northwest corner of said 67.76 acres, a 1/4 inch steel rod bears South 00 degrees 04 minutes 53 seconds West, 22.00 feet for witness;

THENCE South 88 degrees 56 minutes 55 seconds East, 661.01 feet along the North line of said 67.76 acres and the center of the County Road to a 1/4 inch steel rod set for corner;

THENCE South 76 degrees 37 minutes 59 seconds East, 157.36 feet along said road to a 1/4 inch steel rod set for corner;

THENCE South 00 degrees 03 minutes 13 seconds West, 32.28 feet to a 1/4 inch steel rod found at the Northwest corner of said 313.20 acres;

THENCE South 88 degrees 35 minutes 00 seconds East, 881.70 feet along the North line of said 313.20 acres and partially along the center of said road to a 1/4 inch steel rod set for corner;

THENCE South 89 degrees 12 minutes 00 seconds East, 1313.30 feet along the center of said road to a 1/4 inch steel rod set at the Northeast corner of said 313.20 acres, being also the intersection with another County Road;

THENCE along the center of the second County Road as follows:

South 00 degrees 44 minutes 00 seconds West, 1200.00 feet to a 1/4 inch steel rod set for corner;

South 00 degrees 09 minutes 00 seconds West, 1000.00 feet to a 1/4 inch steel rod set for corner;

South 00 degrees 13 minutes 00 seconds East, 2398.00 feet to a 1/4 inch steel rod set for corner;

South 00 degrees 09 minutes 00 seconds West, 714.70 feet to a 1/4 inch steel rod set at a Southeast corner of said 313.20 acres;

THENCE North 89 degrees 06 minutes 12 seconds West, 1630.60 feet along the center of an abandoned road to a pipe found for corner;

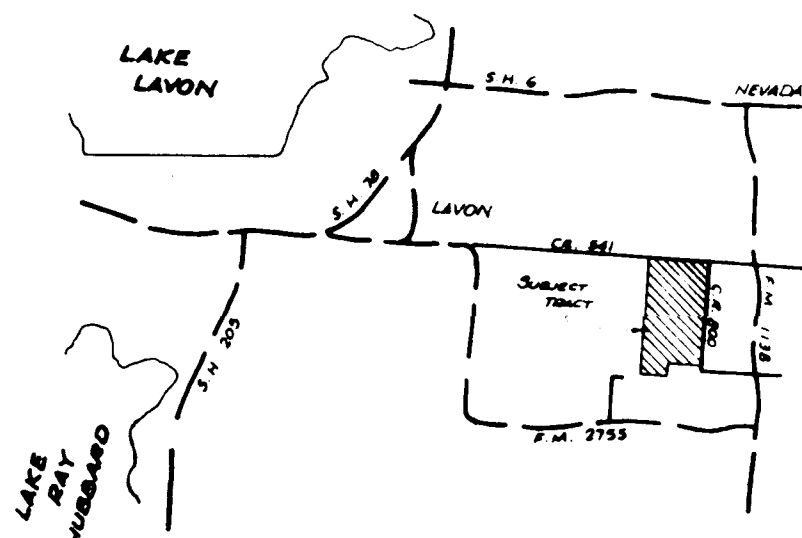
THENCE South 00 degrees 03 minutes 14 seconds East, 383.57 feet to a 1/4 inch steel rod set by a fence corner;

THENCE South 89 degrees 19 minutes 10 seconds West, 1473.21 feet to a 1/4 inch steel rod found at the Southwest corner of said 313.20 acres;

THENCE North 00 degrees 11 minutes 32 seconds East, 394.39 feet to a 1/4 inch steel rod found for corner;

THENCE South 89 degrees 31 minutes 44 seconds East, 96.33 feet to a 1/4 inch steel rod set at a fence corner;

THENCE North 00 degrees 04 minutes 51 seconds East, 5415.46 feet to the Point of Beginning, containing 380.80 acres of land.



Locator Map

CURVE	RADIUS	CENTRAL ANGLE	TANGENT	LENGTH
A	455.41	36°00'00"	147.97	286.14
B	515.41	36°00'00"	167.47	323.84
C	515.41	36°00'00"	167.47	323.84
D	455.41	36°00'00"	147.97	286.14
E	580.00	20°00'00"	102.27	202.46
F	520.00	20°00'00"	91.69	181.51
G	60.00	300°00'00"	---	314.16
H	300.00	60°00'00"	173.21	314.16
I	240.00	60°00'00"	138.56	251.33
J	680.00	25°31'15"	154.00	302.89
K	620.00	25°18'32"	139.21	273.87
L	60.00	299°56'05"	---	313.70
M	660.00	40°22'53"	242.71	465.16
N	600.00	40°09'22"	219.31	420.51
O	60.00	299°56'40"	---	314.10

OWNERS CERTIFICATION

I, Don Mann, owner of the above described tract of land, have caused the same to be plotted and subdivided as shown hereon, and further dedicate to the public use forever all street, public highways, utility and drainage easements as shown hereon.

Don Mann

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this 11 day of JANUARY, 1988.



DANA J. MARTIN
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 8-6-90

APPROVED BY THE COMMISSIONER'S COURT, COLLIN COUNTY, TEXAS

2-25-88
Date

Wm J Roberts
County Judge

RONNIE WHITE

Scale: 1"=300'
INSIDE
FALL C&E
515.41
515.41
515.41

H. Thompson Survey
A-921

Any approximate limits of 100 year flood shown on this plat are based on the data furnished by the Collin County Department of Public Works.

H. MAREK

- Notes:
- All tracts to use individual Septic Systems.
 - All lots are for residential use.
 - All interior bearings are based upon a reference of North-South or East-West unless specified otherwise.

Final Plat

LAVON HILLS
Collin Co., Texas

Developer: Lavon Hills, Ltd.
13551 N. Central Expwy.
Dallas, Texas 75243
214-644-6007

NEW ACCT. NO. 2359
BOOK 6388-000-0010:0020
December 21, 1987

The plat as shown hereon was prepared from an on-the-ground survey performed by me during the month of December, 1987; all the lot corners and boundary markers are correctly placed as shown hereon.

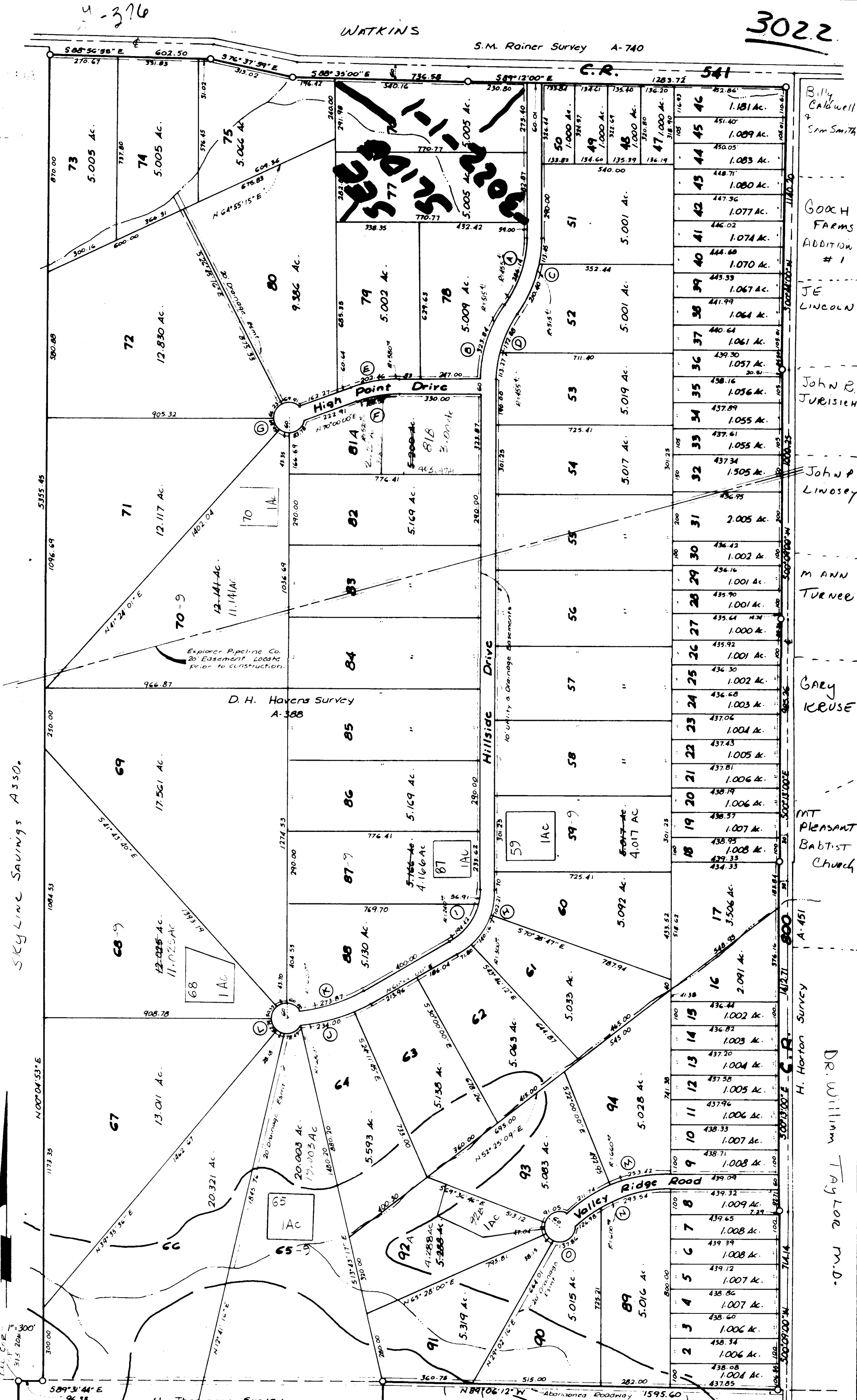
21 December 1987

Ray L. Vannoy
R. P. S. No. 1988

APPROVED FOR INDIVIDUAL SEPTIC SYSTEMS

Jan 19, 1988
Date

Bruce Cockrell R.S.



Billy Caldwell
Sam Smith

GOUGH FARMS
ADDITION #1
JE LINCOLN

John R. JURISICH

John P. LINDSEY

M ANN TURNER

GARY KRUSE

Mt Pleasant Baptist Church

H. Horton Survey
A-451

Dr. William Taylor M.D.

Joe R. Bell

John Addicks

Tommy Smith
Mille Voherty

Trenton Dowd