

Being a 6.6024 acre tract of land situated in the Gabriel Fitzhugh Survey, Abstract No. 318 and part of the James Grayum Survey, Abstract No. 354, City of Lucas, Collin County, Texas, said tract being 60 feet wide, 30' foot on each side and parallel to the centerline, said centerline being more particularly described as follows:

Commencing at a 2" iron pipe found at the northernmost northwest corner of Kingswood Estates, an addition to the City of Lucas recorded in Volume F, Page 240, of the Deed Records of Collin County, Texas;

Thence North 83° 29' 55" East a distance of 30.28 feet to a point for corner;

Thence North 07° 15' 53" West a distance of 417.55 feet to a nail set for corner in the centerline of Graham Lane (a public row), said point also being the Point of Beginning;

Thence South 32° 58' 25" West a distance of 153.78 feet to a set 1/2" iron rod;

Thence South 83° 13' 02" West a distance of 1103.11 feet to a found nail;

Thence South 83° 41' 05" West a distance of 839.81 feet to a found 2" iron rod;

Thence said centerline extending in two separate directions as follows:

South 84° 52' 22" West a distance of 374.77 feet to a set 1/2" iron rod;

Thence continuing with said centerline from 2" iron rod, North 5° 40' 44" West a distance of 1067.36 feet to a found 1/2" iron pipe;

Thence North 81° 48' 52" East a distance of 239.50 feet to a found 1/2" iron pipe;

Thence North 42° 46' 21" East a distance of 115.92 feet to a 1/2" iron pipe

Thence North 82° 13' 09" East a distance of 77.97 feet to a found 1/2" iron pipe;

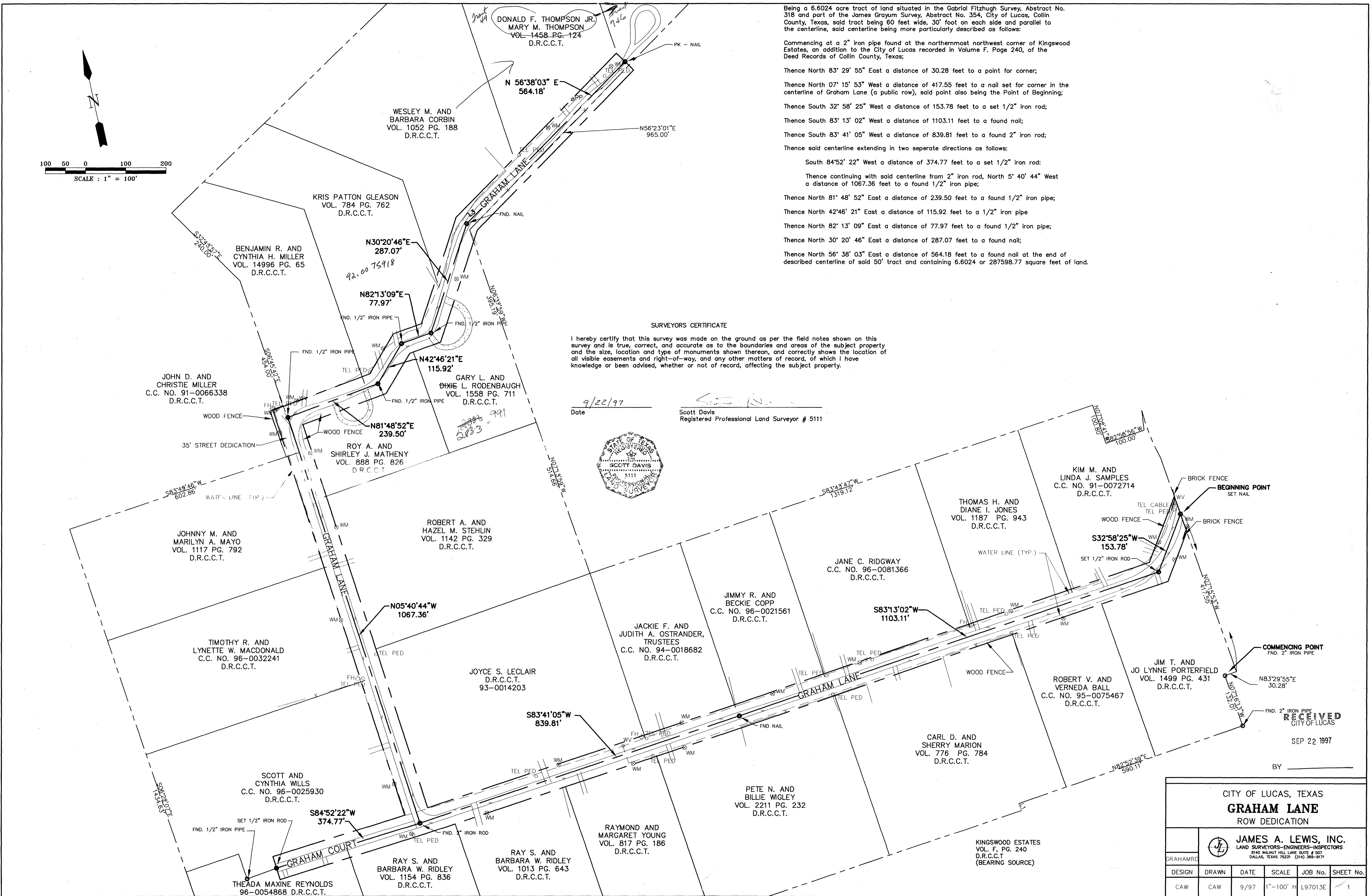
Thence North 30° 20' 46" East a distance of 287.07 feet to a found nail;


Thence North 56° 38' 03" East a distance of 564.18 feet to a found nail at the end of described centerline of said 50' tract and containing 6.6024 or 287598.77 square feet of land.

SURVEYORS CERTIFICATE

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of monuments shown thereon, and correctly shows the location of all visible easements and right-of-way, and any other matters of record, of which I have knowledge or been advised, whether or not of record, affecting the subject property.

Date 9/22/97
 Scott Davis
 Registered Professional Land Surveyor # 5111



CITY OF LUCAS, TEXAS					
GRAHAM LANE					
ROW DEDICATION					
 JAMES A. LEWIS, INC. LAND SURVEYORS-ENGINEERS-INSPECTORS 2140 WALNUT HILL LAKE SUITE # 507 DALLAS, TEXAS 75231 (214) 368-9171					
DESIGN	DRAWN	DATE	SCALE	JOB No.	SHEET No.
CAW	CAW	9/97	1"=100' H	L97013E	1

RECEIVED
 CITY OF LUCAS
 SEP 22 1997
 BY _____