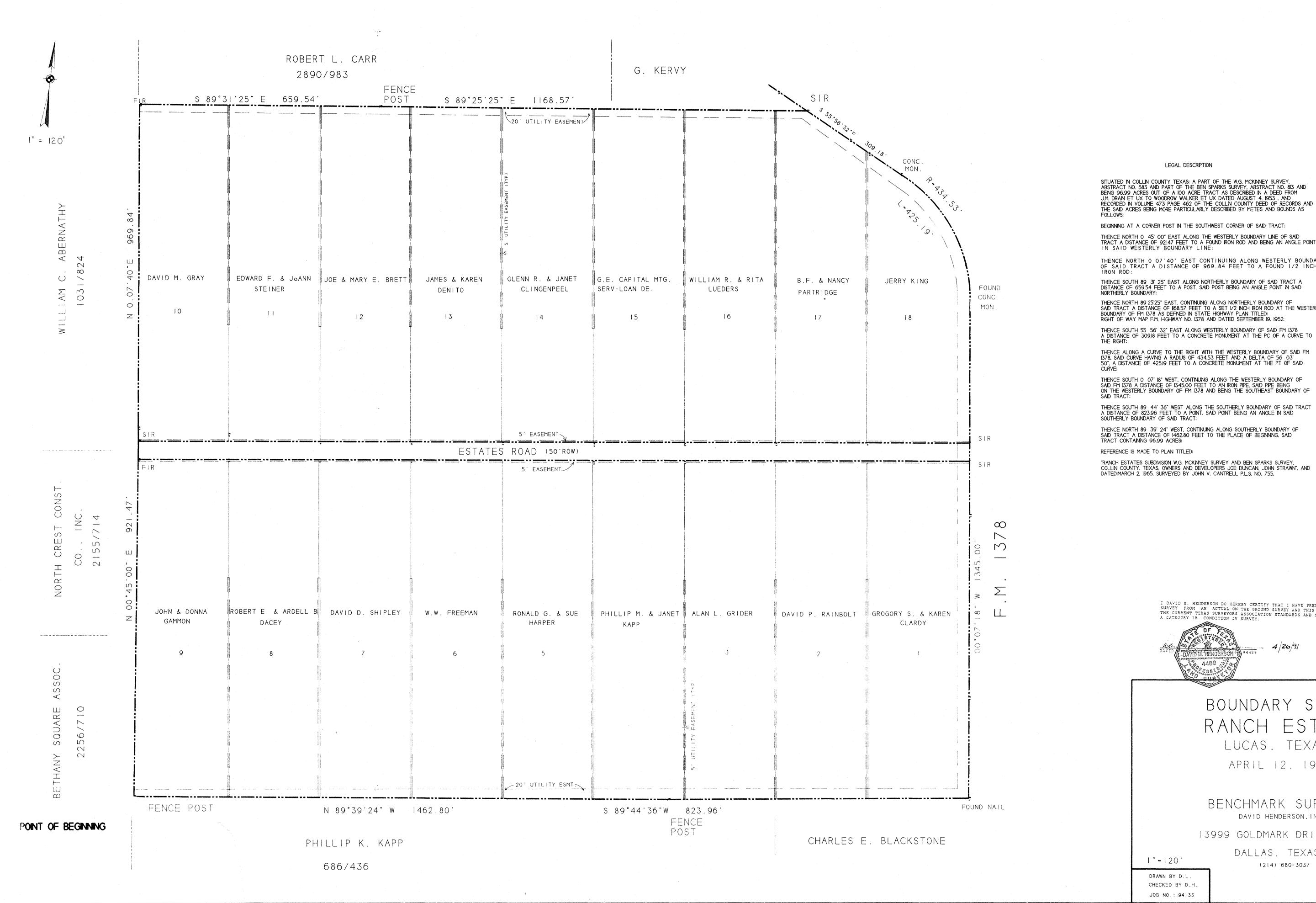
		Hbstract 120. 583 & 813 Collin County W.G.McKinney & Benj.Sparks Surveys Assignee	43
	Original Grantee_Pat. No	Vol Certificate No	
No.	School District	ScaleVrs. 1 Inch	
	SENNETY S-DALLA		
		1965+ Pu Pd.	
		PANCH ESTATES SUBDIVISION	
		Hole WG McKinney Sur & Ben Sparks Sur. Collin County, Texas Owners & Developers	
	•	Owners & Developers, John Strown Joe Duncan	
		589'14'E GG1 589'20'E 1167.5	
*	•	UNITED SO 1250 250 250 250 250 250 250 250 250 250	
		464	
		STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: Teach Tea	
		That I, Joe Duncan, Trustee, the owner of the following	
•		described property, to-wit: Luchs	
		of the Ben Sparks Survey, Abstract as of the Ben Sparks Survey, Abstract as woodrow -244211 250 25	1 0 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		Walker et ux dated August 4, 1953, and Walker et ux dated	3
		Records and bounds as lollowed to the Southwest corner described by metes and bounds as lollowed to the Southwest corner BEGINNING at a corner post in the Southwest corner at 100 acre tract;	7000
		established fence line and hedge row along 1893.5 West line of the said tract a distance of 1893.5 West line of the said tract a take being in the	7728
	• • • • • • • • • • • • • • • • • • •	Northwest corner of the said tract;	
800		north line of the said tract a distance of th	
		feet to an iron stake in the West R.U.W. In feet to an iron stake in the West R.U.W.	2
(West R.O.W. line of the said Highway a distance west R.O.W. marker. Said marker	
**************************************		with a central of 56 degrees 08 minutes and of 433.4 feet;	
		to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve an arc distance to the center of the said curve and the center of the	
		THENCE South of the said Highway and the said Highway and the south west R.O.W. line of the said Highway and the south have this date made a careful and accurate survey on the ground of the west R.O.W. line of the said property	
		being as indicated on the said plat. 89 degrees 51 minutes West with an corner of the said tract; corner of the said tract; marker South 89 degrees 51 minutes West with line of the MAR. 2, 1965	
		established lend at the state of 823.5 feet to a post. said tract a distance of 823.5 feet to a post. JOHN V CANT.	in Cit
		THENCE NORTH 69 degree of 1 ine along the south line of the established fence line along the south line of the established fence line along the south line of established fence line along the south line of the established fence line along the south line of the established fence line along the south line of the established fence line along the south line of the established fence line along the south line of the established fence line along the south line of the established fence line along the south line of the established fence line along the south line of the established fence line along the south line of the established fence line along the establishe	
		FILED WOR RECORD 26 DAY OF MALL A.D. 1965, at 11:50 A. M.	
		HORDED DAY OF MALL COLLING COL	



SITUATED IN COLLIN COUNTY TEXAS: A PART OF THE W.G. MCKINNEY SURVEY.
ABSTRACT NO. 583 AND PART OF THE BEN SPARKS SURVEY, ABSTRACT NO. 813 AND
BEING 96.99 ACRES OUT OF A 100 ACRE TRACT AS DESCRIBED IN A DEED FROM JM. DRAIN ET UX TO WOODROW WALKER ET UX DATED AUGUST 4, 1953 . AND RECORDED IN VOLUME 473 PAGE 462 OF THE COLLIN COUNTY DEED OF RECORDS AND THE SAID ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS

THENCE NORTH O 45'00" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT A DISTANCE OF 921.47 FEET TO A FOUND IRON ROD AND BEING AN ANGLE POINT IN SAID WESTERLY BOUNDARY LINE:

THENCE NORTH 0 07'40" EAST CONTINUING ALONG WESTERLY BOUNDARY OF SAID TRACT A DISTANCE OF 969.84 FEET TO A FOUND 1/2 INCHIRON ROD:

THENCE SOUTH 89 31 25" EAST ALONG NORTHERLY BOUNDARY OF SAID TRACT A DISTANCE OF 659.54 FEET TO A POST, SAID POST BEING AN ANGLE POINT IN SAID

THENCE NORTH 89 25'25" EAST. CONTINUING ALONG NORTHERLY BOUNDARY OF SAID TRACT A DISTANCE OF 168.57 FEET TO A SET 1/2 INCH IRON ROD AT THE WESTERLY BOUNDARY OF FM 1378 AS DEFINED IN STATE HIGHWAY PLAN TITLED: RIGHT OF WAY MAP F.M., HIGHWAY NO. 1378 AND DATED SEPTEMBER 19, 1952:

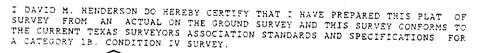
THENCE SOUTH 55 56' 32" EAST ALONG WESTERLY BOUNDARY OF SAID FM 1378
A DISTANCE OF 309.18 FEET TO A CONCRETE MONUMENT AT THE PC OF A CURVE TO

THENCE ALONG A CURVE TO THE RIGHT WITH THE WESTERLY BOUNDARY OF SAID FM 1378. SAID CURVE HAVING A RADIUS OF 434.53 FEET AND A DELTA OF 56 03' 50' A DISTANCE OF 425.19 FEET TO A CONCRETE MONUMENT AT THE PT OF SAID

THENCE SOUTH O 07'18" WEST, CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID FM 1378 A DISTANCE OF 1345,00 FEET TO AN IRON PIPE, SAID PIPE BEING ON THE WESTERLY BOUNDARY OF FM 1378 AND BEING THE SOUTHEAST BOUNDARY OF

THENCE NORTH 89 39' 24" WEST, CONTINUING ALONG SOUTHERLY BOUNDARY OF SAID TRACT A DISTANCE OF 1462.80 FEET TO THE PLACE OF BEGINNING, SAID

"RANCH ESTATES SUBDIVISION W.G. MCKINNEY SURVEY AND BEN SPARKS SURVEY. COLLIN COUNTY. TEXAS, OWNERS AND DEVELOPERS JOE DUNCAN, JOHN STRAWN", AND





BOUNDARY SURVEY RANCH ESTATES

LUCAS. TEXAS

APRIL 12. 1991

BENCHMARK SURVEYS DAVID HENDERSON.INC.

13999 GOLDMARK DRIVE SUITE 440

DALLAS, TEXAS 75240

(214) 680-3037