

## DESCRIPTION OF PROPERTY

### TRACT 1

Block 1, Tract 43 in the John Emberson Survey, Abstract No. 294 containing 29.852 acres of land.

### TRACT 2

SITUATED in Collin County, Texas, in the Meredith Hart Survey, Abstract No. 371, being a resurvey of part of the 83 acre tract described in a Deed from D.H. Manahan to T.B. Wilson dated December 4, 1882, and also called 1<sup>st</sup> Tract in a Partition Deed from Etta E. Wilson, et al to Add G. Wilson dated November 28, 1914, recorded in Volume 188, Page 326 of the Collin County Deed Records, being described by metes and bounds as follows:

COMMENCING at an existing iron pin set beside a new corner post at the Southwest corner of said 83 acre tract, same being the corner of a new fence from the East and North; THENCE SOUTH 8° 33' East, 1177.4 feet with the South line of said 83 acre tract and with said new fence to an iron pin set beside a new corner post for an angle point; THENCE SOUTH 88° 28' East, 708.2 feet with said South line and with the evidence of an old established fence to an existing iron pin set in the center of a North-South rock road at the Southwest corner of a 23.780 acre tract this day being deeded to Addison G. Wilson, Jr. for a PLACE OF BEGINNING;

THENCE NORTH 0° 14' East, 1095.66 feet with the East line of said Addison G. Wilson, Jr. tract and with the center of said rock road to an iron pin set in the South Right-of-Way line of Farm Road No. 543 for a corner;

THENCE Easterly with said South Right-of-Way line as follows:

NORTH 89° 31' East, 659.84 feet;

SOUTH 88° 11' East, 525.6 feet to an existing iron pin set at the Northwest corner of a 230.829 acre tract for a corner;

SOUTH 1° 39' West, 1112.9 feet with the West line of said 230.829 acre tract and across a field to an iron pin set at the Southeast corner of said 83 acre tract for a corner;

THENCE Westerly with the South line of said 83 acre tract and with a hedgerow as follow:

NORTH 88° 36' West, 689.5 feet, an existing iron pin;

NORTH 88° 39' West, 468.3 feet to the PLACE OF BEGINNING AND CONTAINING 29.852 ACRES OF LAND.

### TRACT 3

SITUATED in Collin County, Texas in the M. Hart Survey. Abstract No. 371, being a survey of part of the 79 acre tract described in a deed from George F. West to William Donald West and James Edwin West,

dated June 8, 1990 recorded in volume 3291, page 864 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at ½-inch iron pin set at the northeast corner of said 79 acre tract, a ¾-inch found bears East, 08.88 foot;

THENCE southerly generally near a fence as follows:

South 01 degrees 40 minutes 55 seconds West, 744.01 feet to an angle post;

South 00 degrees 17 minutes 43 seconds West, 346.83 feet to a 60D nail set in an old fence;

South 00 degrees 42 minutes 37 seconds West, 371.58 feet to a 5/8-inch iron pin found on the west side of a 24-inch diameter tree at the southwest corner of a tract of land recorded in volume 1197, page 885 and the northwest corner of the 135.992 acre tract recorded in volume 935, page 598;

THENCE South 00 degrees 32 minutes 14 seconds East, passing near an old fence at 748 feet and continuing near said old fence and leaving said old fence at 1049 feet and continuing in all, 1348.11 feet to an ½-inch iron pin set;

THENCE South 88 degrees 50 minutes 11 seconds West, with a north line of said 135.992 acre tract, 37.92 feet to a point in a creek;

THENCE northerly generally with the center of said creek as follows:

North 15 degrees 26 minutes 41 seconds West, 27.58 feet; North 27 degrees 39 minutes 03 seconds West, 45.89 feet;

North 48 degrees 49 minutes 53 seconds West, 60.53 feet; North 38 degrees 49 minutes 50 seconds West, 53.66 feet;

North 28 degrees 12 minutes 25 seconds West, 31.59 feet; North 06 degrees 18 minutes 43 seconds West, 95.36 feet;

North 56 degrees 40 minutes 01 second West; 40.65 feet; North 46 degrees 32 minutes 18 seconds West, 29.15 feet;

South 83 degrees 52 minutes 40 seconds West, 50.87 feet; North 78 degrees 30 minutes 43 seconds West, 13.31 feet;

North 30 degrees 17 minutes 22 seconds West, 58.99 feet; North 74 degrees 53 minutes 37 seconds West, 50.26 feet;

North 68 degrees 35 minutes 13 seconds West, 45.48 feet; North 27 degrees 22 minutes 17 seconds West, 24.90 feet;

North 13 degrees 16 minutes 03 seconds West, 25.41 feet; North 02 degrees 31 minutes 08 seconds West, 31.72 feet;

North 30 degrees 11 minutes 02 seconds West, 24.45 feet; North 88 degrees 16 minutes 55 seconds West, 27.79 feet;

South 52 degrees 57 minutes 19 seconds West, 22.18 feet; South 80 degrees 28 minutes 41 Seconds West, 45.80 feet;

North 77 degrees 57 minutes 26 seconds West, 27.54 feet; North 33 degrees 02 minutes 10 seconds West, 15.83 feet;

North 02 degrees 32 minutes 13 seconds West, 54.62 feet; North 17 degrees 23 minutes 38 seconds West, 57.61 feet;

North 38 degrees 40 minutes 12 seconds West, 20.55 feet; South 82 degrees 02 minutes 15 seconds West, 8.44 feet;

North 55 degrees 57 minutes 14 seconds West, 26.98 feet; North 45 degrees 45 minutes 39 seconds West, 19.18 feet;

North 64 degrees 56 minutes 19 seconds West, 57.33 feet; North 78 degrees 18 minutes 27 seconds West, 27.69 feet;

South 82 degrees 54 minutes 17 seconds West, 27.94 feet; North 77 degrees 42 minutes 15 seconds West, 99.26 feet;

North 56 degrees 4 minutes 44 seconds West, 87.08 feet; North 88 degrees 33 minutes 25 seconds West, 103.64 feet;

South 87 degrees 37 minutes 57 seconds West, 43.17 feet; North 13 degrees 35 minutes 34 seconds West, 53.10 feet;

North 07 degrees 24 minutes 11 seconds East, 68.60 feet; North 70 degrees 11 minutes 48 seconds East, 17.10 feet;

North 57 degrees 40 minutes 02 seconds East, 42.92 feet; North 40 degrees 47 minutes 47 seconds East, 16.31 feet;

North 47 degrees 29 minutes 52 seconds West, 8.56 feet; North 87 degrees 34 minutes 45 seconds West, 40.56 feet;

North 67 degrees 09 minutes 51 seconds West, 15.74 feet; North 19 degrees 30 minutes 51 seconds West, 19.79 feet;

North 16 degrees 30 minutes 56 seconds East, 38.15 feet; North 03 degrees 58 minutes 17 seconds East, 38.96 feet;

North 09 degrees 43 minutes 56 seconds West, 27.89 feet; North 11 degrees 54 minutes 25 seconds East, 67.75 feet;

North 48 degrees 36 minutes 42 seconds West, 84.04 feet; North 10 degrees 58 minutes 03 seconds West, 34.61 feet;

North 48 degrees 33 minutes 49 seconds West; 90.77 feet to an ½-inch iron pin set in the west line of said 79 acre tract; same being in County Road no. 202 (north-south asphalt road);

THENCE North, with said County Road no. 202 and with the west line of said 79 acre tract, 1113.89 feet to a point;

THENCE South 88 degrees 59 minutes 48 seconds East, with the south line of the 5.00 acre tract and generally near a fence, passing an ½-inch iron pin set at the 30.99 feet and continuing in all, 468.36 feet to a corner post at the southeast corner of said 5.00 acre tract;

THENCE North 00 degrees 15 minutes 48 seconds West, with the east line of said 5.00 acre tract and generally near a fence, 466.70 feet to a 5/8-inch iron pin found at the northeast corner of said 5.00 acre tract; same being in the north line of said 79 acre tract;

THENCE South 88 degrees 52 minutes 54 seconds East, with the north line of said 79 acre tract and with a hedge row, 689.49 feet to the PLACE OF BEGINNING and containing 54.05 acres, more or less.