

**LEGAL DESCRIPTION**  
**461.518 ACRES**

**BEING** a tract of land situation in the C.A. BURNS SURVEY, ABSTRACT NO. 109, the S.W. CASH SURVEY, ABSTRACT NO. 237, the BENJAMIN THAYER SURVEY, ABSTRACT NO. 915, and the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas and being all of those tracts of land conveyed in Deeds to Franklin Investment Company, according to the documents of record file in Volume 4184, Page 1238, Volume 5049, Pg. 4489, Volume 5519, Pg. 5995, Volume 5519, Page 6002 and Volume 5519, Page 6009, Deed Records, Collin County, Texas, and being all of that tract of land conveyed in Deed to Robinson 83 Partners L.P., according to the document of record filed in Document 20140708000703540, Official Public Records, Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at the common most easterly northeast corner of said Franklin Investment Company tracts and the northwest corner of that tract of land conveyed in Deed to M S Family Limited Partnership, according to the document of record filed in Document Number 20100823000877020, Official Public Records, Collin County, Texas;

**THENCE** S 00° 03' 49" E, a distance of 1,534.51 feet;

**THENCE** S 88° 29' 56" W, a distance of 1,643.09 feet;

**THENCE** N 80° 11' 28" W, a distance of 101.98 feet;

**THENCE** S 88° 29' 56" W, a distance of 279.00 feet to a point in the approximate centerline of an existing creek;

**THENCE** With the approximate centerline of said existing creek, the following courses and distances:

N 38° 00' 11" E, a distance of 709.90 feet;

N 30° 59' 49" W, a distance of 280.00 feet;

N 72° 59' 49" W, a distance of 666.40 feet;

N 14° 00' 11" E, a distance of 469.00 feet;

N 62° 59' 49" W, a distance of 530.00 feet;

N 10° 30' 11" E, a distance of 164.50 feet;

N 39° 29' 49" W, a distance of 575.00 feet;

N 83° 15' 11" E, a distance of 276.20 feet;

N 05° 30' 11" E, a distance of 348.00 feet;

N 03° 15' 42" E, a distance of 77.74 feet;

N 30° 59' 41" E, a distance of 140.90 feet;

N 43° 27' 39" W, a distance of 145.78 feet;

N 09° 14' 21" E, a distance of 247.40 feet;

N 23° 01' 17" W, a distance of 73.42 feet;

N 85° 20' 14" W, a distance of 316.43 feet;

N 50° 58' 19" W, a distance of 117.15 feet;

N 05° 13' 53" E, a distance of 95.53 feet;

N 32° 24' 04" E, a distance of 155.32 feet;

N 04° 39' 46" E, a distance of 316.43 feet;

N 30° 39' 07" E, a distance of 105.48 feet;

N 47° 53' 55" W, a distance of 95.53 feet;

S 82° 38' 26" W, a distance of 130.86 feet;

N 64° 12' 45" W, a distance of 89.44 feet;

N 30° 55' 08" W, a distance of 179.23 feet;

N 30° 29' 10" E, a distance of 163.78 feet;

N 44° 13' 21" E, a distance of 141.42 feet;

N 07° 23' 27" W, a distance of 347.31 feet;

N 38° 08' 28" W, a distance of 624.95 feet;

**THENCE** S 89° 50' 15" E, a distance of 685.52 feet;

**THENCE** N 00° 05' 59" W, a distance of 1,052.29 feet;

**THENCE** N 00° 56' 03" W, a distance of 1,445.36 feet;

**THENCE** N 89° 31' 11" E, a distance of 2,645.07 feet;

**THENCE** S 00° 38' 05" E, a distance of 1,357.64 feet;

**THENCE** S 00° 56' 00" E, a distance of 1,275.74 feet;

**THENCE** S 89° 32' 43" W, a distance of 7.00 feet;  
**THENCE** S 00° 36' 37" E, a distance of 229.35 feet;  
**THENCE** S 00° 29' 57" E, a distance of 194.25 feet;  
**THENCE** S 00° 41' 03" E, a distance of 273.77 feet;  
**THENCE** S 00° 31' 03" E, a distance of 410.28 feet;  
**THENCE** S 00° 58' 11" E, a distance of 182.35 feet;  
**THENCE** S 00° 47' 03" E, a distance of 241.30 feet;  
**THENCE** S 09° 16' 03" E, a distance of 50.69 feet;  
**THENCE** S 02° 08' 17" W, a distance of 76.70 feet;  
**THENCE** S 03° 50' 58" W, a distance of 33.51 feet;  
**THENCE** S 03° 27' 28" W, a distance of 56.66 feet;  
**THENCE** S 00° 25' 09" E, a distance of 235.49 feet;  
**THENCE** S 00° 22' 58" W, a distance of 13.84 feet;  
**THENCE** S 12° 14' 54" W, a distance of 54.57 feet;  
**THENCE** S 00° 37' 05" E, a distance of 85.96 feet;  
**THENCE** S 00° 12' 06" E, a distance of 320.72 feet;  
**THENCE** S 00° 01' 11" W, a distance of 325.06 feet;  
**THENCE** S 00° 24' 07" E, a distance of 201.62 feet;  
**THENCE** N 89° 32' 43" E, a distance of 6.50 feet;  
**THENCE** S 00° 33' 25" E, a distance of 516.78 feet;  
**THENCE** S 00° 41' 45" E, a distance of 155.28 feet;  
**THENCE** S 89° 37' 54" E, a distance of 262.99 feet to the **POINT OF BEGINNING**, and containing 461.518 acres of land, more or less.