

BEING an 82.394 acre tract of land situated in the Benjamin Thayer Survey, Abstract No. 915, Collin County, Texas and being an 83 acre tract of land described in a deed to Johnnie Fred Robinson, Beverly Lynn Latham and Debbie Carolyn Long as recorded in Instrument No. 94-0012199 of the Official Public Records of Collin County, Texas (OPRCCT) and being more particularly described as follows:

BEGINNING at a pk-nail set for corner in the centerline of County Road 168 and being the southeast corner of said 83 acre tract and the northeast corner of a tract of land described in a deed to Franklin Investment Company as recorded in Instrument No. 19980611000604340 and 19980611000304350 (OPRCCT);

THENCE departing the centerline of said County Road 168 and along the common line of said 83 acres and Franklin Tract as follows:

SOUTH 89°24'27" WEST a distance of 799.31 feet to a 5/8 inch iron rod set for corner;

SOUTH 89°37'59" WEST a distance of 1838.66 feet to a 3/8 inch iron rod found for the southwest corner of said 83 acres and in the east line of a tract of land described in a deed to VSS Limited Partnership as recorded in Volume 4070, Page 1092 (OPRCCT);

THENCE along the common line of said 83 acre tract and said VSS tract, NORTH 00°53'22" WEST a distance of 1357.66 feet to a 5/8 inch iron rod set for the northwest corner of said 83 acres and the southwest corner of a tract of land described in a deed to Walter R. Saigling as recorded in Instrument No. 97-0008407 (OPRCCT);

THENCE along the common line of said 83 acre tract and said Saigling tract, NORTH 89°33'52" EAST a distance of 2645.07 feet to a pk-nail set for corner in the centerline of said County Road 168;

THENCE along the east line of said 83 acre tract and the centerline of said County Road 168, SOUTH 00°35'24" EAST a distance of 1357.64 feet to the POINT OF BEGINNING;

CONTAINING 82.394 acres or 3,589,101 square feet of land more or less all that according to the survey prepared by A. J. Bedford Group, Inc.