

**BEING** a 9.2599 acre (403,363 square foot) tract of land situated in the George B Pilant Survey, Abstract No. 147, Town of Fairview, Collin County, Texas; said tract being part of that called 82.3009 acre tract of land described in Special Warranty Deed to the Town of Fairview recorded in Volume 5169, Page 1192 of the Deed Records of Collin County, Texas; said tract being more particularly described as follows:

**COMMENCING** at a mag nail found in Old Mill Road (a variable width public right-of-way); said point being the northeast corner of said Town of Fairview tract; said tract also being the northeast corner of that tract of land described in Judgement to the State of Texas recorded in Instrument No. 2024000125760 of the Official Public Records of Collin County, Texas;

**THENCE** South  $00^{\circ}54'35''$  West departing Old Mill Road and along the east line of said State of Texas tract, at a distance of 8.28 feet passing a mag-nail with washer stamped "KHA" for the northwest corner of that tract of land described in Special Warranty Deed to Greater Texas Land Resources, L.P., etal recorded in Instrument No. 2024000023326 of said Official Public Records and continuing in all a total distance of 82.27 feet to the **POINT OF BEGINNING**;

**THENCE** South  $00^{\circ}54'35''$  West, continuing along the west line of said Greater Texas Land Resources, L.P. tract, a distance of 1,349.93 feet to a point for corner;

**THENCE** North  $00^{\circ}38'02''$  East, departing the said west line, a distance of 241.44 feet to a point at the beginning of a non-tangent curve to the left with a radius of 317.50 feet, a central angle of  $57^{\circ}11'57''$ , and a chord bearing and distance of North  $27^{\circ}41'23''$  West, 303.97 feet;

**THENCE** in a northwesterly direction, with said non-tangent curve to the left, an arc distance of 316.97 feet to a point for corner;

**THENCE** North  $56^{\circ}17'22''$  West, a distance of 129.63 feet to a point at the beginning of a tangent curve to the right with a radius of 382.50 feet, a central angle of  $38^{\circ}53'36''$ , and a chord bearing and distance of North  $36^{\circ}50'34''$  West, 254.69 feet;

**THENCE** in a northwesterly direction, with said tangent curve to the right, an arc distance of 259.65 feet to a point for corner;

**THENCE** North  $17^{\circ}23'46''$  West, a distance of 360.14 feet to a point at the beginning of a tangent curve to the right with a radius of 382.50 feet, a central angle of  $17^{\circ}55'13''$ , and a chord bearing and distance of North  $08^{\circ}26'09''$  West, 119.15 feet;

**THENCE** in a northerly direction, with said tangent curve to the right, an arc distance of 119.63 feet to a point for corner;

**THENCE** North 00°31'27" East, a distance of 147.93 feet to a point for corner in the south line of said State of Texas tract;

**THENCE** along the said south line of the State of Texas tract, the following five (5) calls:

North 45°53'41" East, a distance of 19.55 feet to a point for corner;

South 89°06'19" East, a distance of 429.38 feet to a point for corner;

South 27°27'33" East, a distance of 56.00 feet to a 5/8-inch iron rod with "TXDOT" cap found for corner;

South 76°59'12" East, a distance of 60.50 feet to a 5/8-inch iron rod with "TXDOT" cap found for corner;

North 57°24'38" East, a distance of 19.26 feet to the **POINT OF BEGINNING** and containing 403,363 square feet or 9.2599 acres of land, more or less.