

Property Legal Description

135.992 ACRES

COLLIN COUNTY, TEXAS

TRACT 1:

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being all of a called 135.992 acre tract of land described in a deed as Tract 1-D, as recorded in [Volume 935, Page 598](#) of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said Tract 1-D, common to the southwest corner of Lot 3, Block A of Luxe Addition, Block A, Lots 2 & 3, according to the plat thereof recorded in [Volume 2021, Page 587](#) of the Plat Records of Collin County, Texas, being on the easterly line of a called 54.205 acre tract of land described in a deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument No. [20220316000420370](#) of the Official Public Records of Collin County, Texas;

THENCE South 87°04'26" East, departing the easterly line of said 54.205 acre tract, along the northerly line of said Tract 1-D and the southerly line of said Lot 3, a distance of 2,681.32 feet to a 1 inch iron pipe found for the northeast corner of said Tract 1-D, common to the southerly southeast corner of said Lot 3, being on the westerly line of a called 30.164 acre tract of land described in a deed to James A. Augspurger, as recorded in Instrument No. [2001-0105673](#) of the Land Records of Collin County, Texas;

THENCE South 00°45'10" West, along the easterly line of said Tract 1-D and along the westerly line of said 30.164 acre tract, a distance of 868.87 feet to a 1/2 inch iron rod found for the southwest corner of said 30.164 acre tract, common to the northwest corner of a called 43.416 acre tract of land described in a deed to Arch Resorts, LLC, as recorded in Instrument No. [20140910000982880](#) of the Official Public Records of Collin County, Texas;

THENCE South 00°58'37" West, continuing along the easterly line of said Tract 1-D and along the westerly line of said 43.416 acre tract, a distance of 1,272.15 feet to a 1 inch iron pipe found for the southeast corner of said Tract 1-D, common to the northeast corner of a called 153.125 acre tract of land described in a deed as Tract 14, as recorded in Instrument No. [20210708001376610](#) of the Official Public Records of Collin County, Texas;

THENCE North 87°04'43" West, departing the westerly line of said 43.416 acre tract, along the southerly line of said Tract 1-D and the northerly line of said Tract 14, a distance of 2,956.08 feet to a 1/2 inch iron pipe found for the southwest corner of said Tract 1-D, common to the northwest corner of said Tract 14;

THENCE North 02°48'24" East, along the westerly line of said Tract 1-D, a distance of 191.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 03°09'24" East, continuing along the westerly line of said Tract 1-D, a distance of 584.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly northwest corner of said Tract 1-D;

THENCE North 89°07'55" East, along the northerly line of said Tract 1-D, passing at a distance of 225.73 feet the southwest corner of aforesaid 54.205 acre tract, being in the centerline of a creek, and continuing along the same course and along the southerly line of said 54.205 acre tract, for a total distance of 271.59 feet to an ell corner of said Tract 1-D, common to the southeast corner of said 54.205 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "GEER 4117" found for witness bears North 51°30' West, 0.57 feet;

Property Legal Description

THENCE North 00°14'16" West, along the westerly line of said Tract 1-D and along the easterly line of said 54.205 acre tract, a distance of 1,348.06 feet to the POINT OF BEGINNING and containing 136.038 acres (5,925,803 square feet) of land, more or less.

TRACT 2:

Access easement described in Warranty Deed recorded in Volume 935, Page 598, Real Property Records, Collin County, Texas; as affected by Partial Releases of Access Easement recorded in/under cc# 20130813001142600 and cc# 20140220000158210, Real Property Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

A 40 foot wide strip of land lying West of and adjacent to the following described line:
BEGINNING at the southeast corner of said 135.992 acres this day deeded to Tom B. Wilson, Sr.: THENCE South 2 deg. 14 min. West 373.76 ft.

THENCE South 2 deg. 07 min. West 753.4 ft.;
THENCE South 2 deg. 03 min. West 956.10 ft.;
THENCE EASTERLY, and being a 40 foot wide easement, 20 feet on each side of the following described line: South 87 deg. 50 min. East 1088.1 ft.;
THEN continueing Easterly, and being a 20 ft. wide strip on the North side of the following described line: South 86 deg. 28 min. East 277.4 ft. to a point in the West R.O.W. line of Farm Road #543.