

PARENT PARCEL
HEMPHILL
AMANDA FERGUSON
1780
(PER FILE NO. 01-24011711)

1.6974 ACRES OF LAND SITUATED IN COLLIN COUNTY, TEXAS, IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, BEING A RESURVEY OF PART OF 'THE 30-ACRE TRACT' DESCRIBED IN A DEED FROM JAMES E. (JIMMY) CRUMP AND WIFE, SHIRLEY CRUMP TO CRUMP'S GARDEN, INC. DATED OCT. 3, 1986, RECORDED IN VOLUME 2476, PAGE 208 OF THE COLLIN COUNTY DEED RECORDS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EAST LINE OF SAID THE 30-ACRE TRACT AND AT THE SOUTHEAST CORNER OF THE WILLIA R. CRUMP 1 ACRE, REF. VOLUME 1137, PAGE 615 AND IN THE WEST R.O.W. LINE OF FARM ROAD NO. 543;

THENCE SOUTH 0°02' EAST, 310.41 FEET WITH THE EAST LINE OF SAID THE 30-ACRE TRACT AND WITH SAID WEST R.O.W. LINE TO AN IRON PIN SET IN SAID LINE, AT THE NORTHEAST CORNER OF A 1.7408 ACRE TRACT;

THENCE NORTH 89°51'03" WEST, 226.19 FEET WITH THE NORTH LINE OF SAID 1.7408 ACRE TRACT TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID 1.7408 ACRE TRACT;

THENCE NORTH 0°02' WEST, 519.44 FEET TO AN IRON PIN SET IN THE NORTH LINE FENCE OF SAID THE 30-ACRE TRACT AND IN THE SOUTH LINE OF THE JOE B. CRUMP 30.25 ACRES, REF. V. 756, P. 672;

THENCE SOUTH 89°45'24" EAST, 17.91 FEET WITH SAID NORTH LINE AND SAID SOUTH LINE AND WITH SAID FENCE TO AN IRON PIN FOUND IN SAID LINE AT THE NORTHWEST CORNER OF SAID 1 ACRE TRACT;

THENCE SOUTH 0°06'25" WEST, 208.66 FEET WITH THE WEST LINE OF SAID 1 ACRE TRACT TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 1 ACRE TRACT;

THENCE SOUTH 89°45'24" EAST, 208.79 FEET WITH THE SOUTH LINE OF SAID 1 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 1.6974 ACRES OF LAND.

*SURVEYOR'S NOTE: SCRIVENER'S ERROR FIXED ON FIRST CALL SOUTH 0°20' EAST CHANGED TO SOUTH 0°02' EAST

As shown in a survey prepared for Hemphill by POINT TO POINT LAND SURVEYORS, INC. dated March 25, 2024, last revised August 9, 2024.