

Situated in Collin County, Texas, part of the Meredith Hart Survey, Abstr. #371 and being a re-survey of all of a 20 acre tract described as the 2nd tract in a deed from John C. McCallum to Wm. J. McCallum, et al and recorded in Volume 830 page 524 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron pipe at the Northwest corner of the said tract

THENCE South 0 deg 00 min 47 sec East with the West line of the tract a distance of 733.49 ft. to an iron stake in the East right of way line of F.M. Hwy #543.

THENCE South 31 deg 43 min East with the right of way line of said Highway a distance of 76.0 ft. to an iron stake.

THENCE South 25 deg 58 min 17 sec East with the right of way line a distance of 85.0 ft. to an iron pipe set under a fence marking the new agreed South line of the 20 acre tract.

THENCE South 89 deg 11 min 09 sec East with the fence a distance of 726.86 ft. to an iron stake set by a corner post.

THENCE North 48 deg 33 min 25 sec East with a fence a distance of 187.20 ft. to a point in the center line of Honey Creek. Said point bears North 48 deg 33 min 25 sec East a distance of 25.0 ft. from an iron stake.

THENCE South 86 deg 44 min 14 sec East with the center line of Honey Creek a distance of 146.14 ft. to a point at the intersection of Honey Creek with the East Fork of the Trinity River.

THENCE in a Northerly direction upstream with the center line meanders of the East Fork of the Trinity River as follows:

North 50 deg 22 min West a distance of 70.0 ft. to a point.

North 15 deg 24 min 13 sec West a distance of 113.7 ft. to a point.

North 28 deg 59 min 49 sec East a distance of 490.85 ft. to a point.

North 46 deg 09 min 27 sec East a distance of 126.46 ft. to a point.

North 22 deg 04 min 14 sec East a distance of 111.61 ft. to a point at the Northeast corner of the said tract. Said point bears North 89 deg 46 min 59 sec East a distance of 25.0 ft. from an iron stake found on the West Bank of said River.

THENCE South 89 deg 46 min 59 sec West with an established fence along the North line of the tract a distance of 1377.19 ft. to the place of beginning containing 22.532 acres of land.

## SAVE AND EXCEPT:

SITUATED in Collin County, Texas, in the Meredith Hart Survey, Abstract No. 371, being a resurvey of part of the 20 acres, more or less, described in a deed from William J. McCallum and wife, Norma McCallum, filed on April 1, 1977, and recorded in Volume 1044, Page 58 of the Collin County Deed Records, being described by metes and bounds as follows:

COMMENCING at an iron pipe found at the Northwest corner of said 20 acre tract; Thence South 00 deg. 00 min. 47 sec. East 733.49 feet with the West line of said 20 acre tract to an iron pin found in the East right-of-way line of Farm Road No. 543 for a PLACE OF BEGINNING;

THENCE South 31 deg. 43 min. East 76.0 feet with said East right of way line to an iron pin found in said right of way line for a corner;

THENCE South 25 deg. 58 min. 17 sec. East 85.0 feet to an iron pin found in a North-South fence at the South Southwest corner of said 20 acre tract;

THENCE South 89 deg. 11 min. 09 sec. East 726.86 feet with said fence to an iron pin set beside a corner post at the South Southwest corner of said 20 acre tract;

THENCE North 48 deg. 33 min. 25 sec. East 187.2 feet to a point in the center of the

man-made channel of Honey Creek in the South line of said 20 acre tract;

THENCE westerly with the center of said man-made channel of Honey Creek as follows:

North 80 deg. 49 min. 54 sec. West 103.97 feet;

North 80 deg. 56 min. 38 sec. West 311.98 feet;

North 80 deg. 12 min. 24 sec. West 250.36 feet;

North 86 deg. 28 min. 54 sec. West 287.41 feet to a point in the center of said Honey Creek in the West line of said 20 acre tract;

THENCE South 00 deg. 00 min. 47 sec. East 98.4 feet to the PLACE OF BEGINNING and containing 3.823 acres of land.