

Tract 24

Situated in the State of Texas, County of Collin, being part of the R.H. Locke Survey, Abstract No. 517, being part of a 50.5914 acre tract as recorded in Volume 4203, Page 2412 of the Collin County Land Records, being all of a 16.349 acre tract as recorded under County Clerk No. 96-0100666 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1-inch iron rod found in the south line of said 50.5914 acre tract marking the northeast corner of a 16.349 acre tract as recorded under County Clerk No. 96-0100666 of the Collin County Land Records, the northwest corner of a 23.95 acre tract as recorded in Volume 4230, Page 499 of the Collin County Land Records and being the most easterly northeast corner of the herein described premises;

THENCE with the east line of said premises, the east line of said 16.349 acre tract and the west line of said 23.95 acre tract, South $00^{\circ}29'51''$ East, 854.21 feet to the southeast corner of said 16.349 acre tract, the southeast corner of the herein described premises and an interior corner of said 23.95 acre tract;

THENCE with the south line of said 16.349 acre tract, said premises and a north line of said 23.95 acre tract, South $89^{\circ}21'10''$ West, 785.27 feet to a point in the west margin of County Road 317 marking the southwest corner of said 16.349 acre tract, said premises, the most westerly northwest corner of said 23.95 acre tract and being in the east line of a 0.79 acre tract as recorded under County Clerk No. 97-0053010 of the Collin County Land Records;

THENCE along the westerly margin of County Road 317, the west line of said 16.349 acre tract, the east line of said 0.79 acre tract, the east line of a 0.722 acre tract as recorded under County Clerk No. 97-0051010 of the Collin County Land Records, the east line of a 1.00 acre tract as recorded under County Clerk No. 92-0003102 of the Collin County Land Records, the east line of a 1.00 acre tract as recorded under County Clerk No. 97-0042475 of the Collin County Land Records, the east line of a 18.869 acre tract as recorded in Volume 2952, Page 931 of the Collin County Land Records, the east of a 13.00 acre tract as recorded under County Clerk No. 93-0099200 of the Collin County Land Records, the west line of said 16.349 acre tract and the west line of said 50.5914 acre tract as follows: North $04^{\circ}16'45''$ West, 358.37 feet, North $12^{\circ}08'36''$ West, passing at 506.72 feet a 1/2-inch iron rod found marking the northwest corner of said 16.349 acre tract and the southwest corner of said 50.5914 acre tract and continuing for a total distance of 1008.01 feet to a 1/2-inch iron rod set marking the northwest corner of said premises;

THENCE departing said roadway and along the north line of said premises, North $89^{\circ}21'10''$ East, 637.02 feet to a 1/2-inch iron rod set marking the northeast corner of said premises;

THENCE with the northeast line of said premises, South $37^{\circ}56'13''$ East, 617.45 feet to the point of beginning and containing 25.08 acres of land.

Polyline Report

Tue, Dec 16 2025 11:21:53 AM

Northing	Easting	Bearing	Distance
13703.023	12279.277		
		N89°21'10"E	637.023
13710.219	12916.260		
		S37°56'13"E	617.448
13223.245	13295.863		
		S00°29'51"E	854.210
12369.067	13303.280		
		S89°21'10"W	785.270
12360.197	12518.060		
		N04°16'45"W	358.370
12717.568	12491.320		
		N12°08'36"W	1008.010
13703.023	12279.277		

Closure Error Distance> 0.00000

Total Distance> 4260.331

Polyline Area: 1092408.651 sq ft, 25.078 acres

Polyline Report

Tue, Dec 16 2025 11:24:40 AM

Northing	Easting	Bearing	Distance
13392.563	15058.764		
		S00°29'51"E	854.210
12538.385	15066.181		
		S89°21'10"W	785.270
12529.515	14280.961		
		N04°16'45"W	358.370
12886.886	14254.221		
		N12°08'36"W	506.750
13382.297	14147.622		
		N89°21'16"E	911.200
13392.563	15058.764		

Closure Error Distance > 0.00000

Total Distance > 3415.800

Polyline Area: 712154.852 sq ft, 16.349 acres

Polyline Report

Tue, Dec 16 2025 11:25:42 AM

Northing	Easting	Bearing	Distance
14506.438	12871.616		
		N89°21'10"E	637.023
14513.634	13508.599		
		S37°56'13"E	617.448
14026.660	13888.202		
		S89°21'16"W	911.200
14016.394	12977.060		
		N12°08'36"W	501.260
14506.438	12871.616		

Closure Error Distance> 0.00000 Error Bearing> N90°00'00"E
Closure Precision> 1 in 1466160976499786.8 Total Distance> 2666.931
Polyline Area: 380253.799 sq ft 8.729 acres