



Property Description:

All that certain lot, tract, or parcel of land, situated in a portion of the Benjamin Thayer Survey, Abstract No. 915, Collin County, Texas, being all of that certain called 89.1 acre tract described in a deed to the David & Diane Strawn Family Trust recorded in Instrument No. 2023000053395 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the Southwest corner of said 89.1 acre tract, the most northerly Northwest corner of a called 428.025 acre tract described in a deed to HT FM 1461 Owner LP recorded in Instrument No. 20211228002597540 (DRCCT) in the East line of a called 63.200 acre tract described in a deed to VSS Limited Partnership recorded in Volume 4070, Page 1092 (DRCCT), and being in the recognized West line of said Benjamin Thayer Survey and the East line of the Coleman Watson Survey, Abstract No. 945;

THENCE North 01 deg. 23 min. 27 sec. West along the West line of said 89.1 acre tract, the East line of said 63.200 acre tract, and the recognized East and West lines of said Surveys, a distance of 1,739.77 feet to a 1/2" capped iron rod set stamped "GMcivil" for the Northwest corner of said 89.1 acre tract and the Southwest corner of a called 11.835 acre tract described in a deed to SJLM LLC recorded in Instrument No. 20220112000065500 (DRCCT), from which a 3/4" iron rod found (bent) bears South 75 deg. 22 min. 30 sec. East - 3.15 feet and a MAG nail found for the Northwest corner of said 11.835 acre tract bears North 00 deg. 33 min. 09 sec. East - 980.54 feet;

THENCE North 88 deg. 57 min. 46 sec. East departing said East and West lines and continue along the North line of said 89.1 acre tract and the South line of said 11.835 acre tract, at 527.11 feet pass a 1" crimped iron pipe found for the Southeast corner of said 11.835 acre tract and the Southwest corner of a called 11.795 acre tract described in a deed to RPS Ventures, Inc. recorded in Volume 2320, Page 933 (DRCCT), at 1,590.82 feet pass a 1" iron pipe found (bent) for the Southeast corner of a called 11.795 acre tract described in a deed to James F. Boyle and Elfriede Boyle recorded in Volume 1388, Page 376 (DRCCT) and being the Southwest corner of a called 23.591 acre tract described in a deed to Anabasis Investments

LLC recorded in Instrument No. 20180928001217870 (DRCCT), continue a total distance of 1,698.39 feet to a 3-1/2" metal post for the most northerly Northeast corner of said 89.1 acre tract and the Northwest corner of a tract to 168-Old Southmayd Holdings, LLC recorded in Instrument No. 20190816001000000 (DRCCT);

THENCE South 00 deg. 57 min. 07 sec. East departing the South line of said 23.591 acre tract and continue along the East line of said 89.1 acre tract, a distance of 835.24 feet to a 3-1/2" metal post for an ell corner of said 89.1 acre tract and the Southwest corner of a called 9.370 acre tract described in a deed to Keith Allen Knies recorded in Volume 5912, Page 5546 (DRCCT);

THENCE North 89 deg. 53 min. 51 sec. East along the North line of said 89.1 acre tract and the South line of said 9.370 acre tract, a distance of 966.88 feet to a P.K. nail set with washer stamped "GMcivil" for the most easterly Northeast corner of said 89.1 acre tract, the Southeast corner of said 9.370 acre tract, and being in the approximate centerline of County Road 168 (a prescriptive public right-of-way);

THENCE South 00 deg. 31 min. 20 sec. East along the East line of said 89.1 acre tract and said centerline, a distance of 916.82 feet to a P.K. nail found with washer stamped "GOODWIN & MARSHALL" for the Southeast corner of said 89.1 acre tract and the Northeast corner of a called 52.513 acre tract described in a deed to CW-Aster Park, LLC recorded in Instrument No. 2024000002329 (DRCCT);

THENCE South 89 deg. 34 min. 14 sec. West departing said centerline and continue along the South line of said 89.1 acre tract, the North line of said 52.513 acre tract, and the North line of the before mentioned 428.025 acre tract, a distance of 2,645.07 feet to the POINT OF BEGINNING, containing 3,844,121 square feet or 88.249 acres of land, more or less.