

Being a tract of land, situated in the D. M. Crutchfield Survey, Abstract No. 205, in Collin County, Texas, and being all of that called 14.359 acre tract of land, described in deed to Eric J. Wikstrom, Trustee of the QZ Ranch, Dated June 24, 2020, as recorded under Document No. 20200710001064610, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being all of that called 10.648 acre tract of land, described in deed to Valerie Anne Fitzau and spouse, Bernd Fitzau, as recorded in Volume 4068, Page 3194, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and being all of that called 5.051 acre tract of land, described in deed to Flint L. Loughridge or Regina C. Loughridge, as Trustees of the Loughridge Living Trust, as recorded under Document No. 2023000107816, O.P.R.C.C.T., and also being all of that called 7.36 acre tract, described in deed to Flint Loughridge and wife, Regina Loughridge, as recorded in Volume 3959, Page 1450, O.P.R.C.C.T., said tract being more particularly described, as follows:

BEGINNING at a mag nail set for the southeasterly corner of said 14.359 acre tract, same being the northeasterly corner of a called 5.600 acre tract of land, described in deed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust, as recorded under Document No. 20150828001093940, O.P.R.C.C.T., said corner also being in County Road No. 161;

THENCE South 89°15'21" West, along the common line between said 14.359 acre tract and said 5.600 acre tract, a distance of 554.50' to a 3/8" iron rod found for the northwesterly corner of said 5.600 acre tract, same being the northeasterly corner of a called 7.870 acre tract of land, described in deed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust, as recorded under Document No. 20150828001093930, O.P.R.C.C.T., from which a 1/2" iron rod found bears, South 00°49'36" East, a distance of 440.39';

THENCE South 89°17'36" West, along the common line between said 14.359 acre tract and said 7.870 acre tract, passing a 1/2" iron rod found for reference at a distance of 703.69', and continuing in all, a total distance of 774.39' to a point for corner, said corner being the southwesterly corner of said 14.359 acre tract, same being the northwesterly corner of said 7.870 acre tract, said corner also being in the easterly line of a called 200.496 acre tract of land, described in deed to Billingsley 380 North, Ltd., as recorded under Document No. 20140109000025020, O.P.R.C.C.T., from which a 1/2" iron rod found bears, South 00°12'45" West, a distance of 440.78';;

THENCE North 00°12'45" East, along the westerly line of said 14.359 acre tract, a distance of 471.79' to a 3/8" iron rod found for the northwesterly corner of said 14.359 acre tract, same being in the southerly line of the aforementioned 10.648 acre tract;

THENCE South 89°16'05" West, along the southerly line of said 10.648 acre tract, a distance of 62.78' to a point for corner in a creek;

THENCE along said creek, same being the westerly line of said 10.648 acre and said 5.051 acre tracts, the following (5) five courses and distances:

1. North 49°28'33" West, a distance of 93.43' to a point for corner;

2. North 30°25'40" West, a distance of 68.09' to a point for corner;

3. North 00°39'07" East, a distance of 79.52' to a point for corner;

4. North 25°16'48" East, a distance of 288.61' to a point for corner;

5. North 06°04'35" West, a distance of 109.59' to a point for corner, being the northwesterly corner of said 5.051 acre tract, same being the most southerly southwest corner of a called 25.399 acre tract, described in deed to Todd L. Garrett and Laura S. Garrett, as recorded under Document No. 20150618000729990, O.P.R.C.C.T.;

THENCE along the common line between said 5.051 acre tract and said 25.399 acre tract, and also partially along the common line between the aforementioned 7.36 acre tract and said 25.399 acre tract, the following (5) five courses and distances:

1. North 84°12'12" East, passing the most northerly corner of said 5.051 acre tract, same being the most westerly corner of said 7.36 acre tract, at a distance of 547.49', and continuing in all, a total distance of 594.12; to a 1/2" iron rod found for corner;

2. North 64°09'43" East, a distance of 174.46' to a point for corner;

3. North 58°32'46" East, a distance of 267.73' to a point for corner;

4. North 13°28'44" East, a distance of 40.35' to a 1/2" iron rod found for corner;

5. South 89°52'31" East, a distance of 387.02' to a mag nail set in County Road No. 161, for the northeasterly corner of said 7.36 acre tract, same being the most easterly southeast corner of said 25.399 acre tract;

THENCE along said County Road No. 161, the following (2) two courses and distances:

1. South 00°11'36" East, a distance of 865.36' to a mag nail set for the southeasterly corner of said 10.648 acre tract, same being the northeasterly corner of said 14.359 acre tract;

2. South 00°50'28" East, a distance of 471.95' to the POINT OF BEGINNING and containing 1,629,417 square feet or 37.406 acres of land, more or less.