

SITUATED in Collin County, Texas, and being a tract or parcel of land Northwesterly from the town of Farmersville and Southwesterly from the town of Blue Ridge, and being at the community of Verona, and being part of the J.C. Neil Survey, Abstract No. 658, and being part of 98.3644 acres surveyed June 21, 1982, with said 98.3644 acres being a resurvey of the 53 acre THIRD TRACT and a part of the 57 acre FOURTH TRACT described in a deed from Zula Dunn Pool to Jane Pool, dated June 24, 1954, and of record in Vol. 487, page 66 of the Collin County Deed Records, and being more particularly described as follows: BEGINNING at iron stake for corner in fence line and on the W.B.L. of said new survey of 98.3644 acres and same being in W.B.L. of said 53 acres per above deed and at a point S. 0 deg 01 min 49 sec E., 365 feet along fence and said W.B.L. and then S. 1 deg 57 min 29 sec W., 462.84 feet along fence and said W.B.L. from the Northwest corner of said 53 acres and same point being also identified as being at N.W. corner of new survey of 98.3644 acres; THENCE S. 85 deg 15 min 06 sec E., 2473.57 feet to iron stake for corner and in the Westerly R.O.W. line of F.M. Hwy. No. 1377; THENCE S. 0 deg 50 min W., 300 feet along said highway R.O.W. to iron stake for corner;

THENCE N. 84 deg 26 min 34 sec W., 2474.72 feet to iron stake for corner in fence line and in the W.B.L. of said 98.3644 acres;

THENCE N. 0 deg 23 min 57 sec E., 245.91 feet along fence and said W.B.L. to turn in fence;

THENCE N. 1 deg 57 min 29 sec E., 19.19 feet along fence and said W.B.L. to the place of beginning, and containing 16.000 acres of land.