

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN COLLIN COUNTY, TEXAS BEING PART OF THE R. SEWELL SURVEY ABSTRACT NO. 873, BEING PART OF THE 40 ACRES TRACT DESCRIBED IN THE DEED FROM GRADY F ENOCHS, ET UX, TO J.W. MILLER, ET UX, RECORDED IN THE DEED RECORDS OF COLLIN COUNTY IN VOLUME 515, PAGE 92 AND ALL OF THAT 13.200 ACRES OF LAND CONVEYED TO VETERANS LAND BOARD FROM WARREN GILBERT AS RECORDED IN INSTRUMENT NO. 20140321000263006AND, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE S04TH 89°44'45" WEST, WITH THE SOUTH LINE OF S&D 40 ACRES AND THE WESTERMOST NORTH LINE OF A TRACT OF LAND CONVEYED TO AZRE LLC AS RECORDED IN VOLUME 8008, PAGE 1054 OF THE DEED RECORDS, COLLIN COUNTY, TEXAS, AT 949.31 FEET PASSING A FENCE CORNER AND CONTINUING ALONG A FENCE FOR A TOTAL DISTANCE OF 1379.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 75 (A 100' C&W);

THENCE NORTH 89°44'45" EAST ALONG THE SOUTH LINE OF SAID COLLINGS TRACT, A DISTANCE OF 1389.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN A FENCE ON THE EAST LINE OF SAID 40 ACRES TRACT AND NORTHERNMOST WEST LINE OF SAID AZRE LLC TRACT.

FARM-TO-MARKET ROAD NO. 75
(100' R.O.W.)

REFERENCE BEARING
N 00°45'00" E 415.39'

CONCRETE HEADWALL

CM
1/2" IRF

1/2" IRF

182.15

CM
1/2" IRF

THENCE NORTH 00°45'00" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 415.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CORY AND MEGAN COLLINS AS RECORDED IN INSTRUMENT NO. 20130826001348030 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

THENCE NORTH 89°44'45" EAST, ALONG THE SOUTH LINE OF SAID COLLINS TRACT, A DISTANCE OF 1389.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN A FENCE ON THE EAST LINE OF SAID 40 ACRES TRACT AND NORTHERMOST WEST LINE OF SAID AZRE LLC TRACT;

THENCE SOUTH 02°09'31" WEST, ALONG A FENCE AND SAID EAST LINE OF 40 ACRES TRACT AND WEST LINE OF SAID AZRE LLC TRACT, A DISTANCE OF 415.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 574.991 SQUARE FEET OR 13.200 ACRES OF LAND.

S.F. = 177,031
ACRES = 4.064

ACRES

JOB #: D516-0076	
TECH: AC	DATE: 9/18/2016
FIELD: AC	FIELD DATE: 9/18/2016

**BASIS OF BEARINGS:
BEARINGS BASED UPON
THE VESTING DEED.**

There is
about
fifteen