

Legal Description

2.0 Acres

Being a tract of land situated in the CHARLES ATTERBURY SURVEY, Abstract No. 22, in the City of Wylie, Collin County, Texas, and being all at that called 2.00 acre tract of land described by deed to Ronald J. Johnson, recorded in Volume 5832, Page 798, D.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the Northeast corner of said 2.00 acre tract, same being in the West line of a tract of land described by deed to Birmingham Land, Ltd., recorded under Clerk's File No. 94-0029675,

D.R.C.C.T. and also being the Southeast corner of a tract of land described by deed to Wylie Independent School District, recorded in Volume 5020, Page 1635, D.R.C.C.T.;

THENCE South 00 degrees 44 minutes 05 seconds East, along the East line of said 2.00 acre tract, a distance of 165.01 feet to a 1/2 inch iron rod found for Southeast corner of said 2.00 acre tract, same being the most Easterly Northeast corner of said 11.997 acre tract and also being the Northeast corner of a tract of land described by deed to F.O. Birmingham Memorial Land Trust, recorded in Volume 5832, Page 794, D.R.C.C.T.;

THENCE South 89 degrees 43 minutes 01 seconds West, along the North line of said F.O. Birmingham tract, a distance of 528.01 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said 2.000 acre tract;

THENCE North 00 degrees 44 minutes 05 seconds West, along the Westerly line of said 2.000 acre tract, a distance of 165.01 feet to a 1/2 inch iron rod found for corner, said corner being in the Southerly line of a tract of land described by deed to Wylie Independent School District, as recorded in Volume 5020, Page 1635, D.R.C.C.T., same being the Northwesterly corner of said 2.000 acres;

THENCE North 89 degrees 43 minutes 01 seconds East, along the South line of said Wylie Independent School District tract, a distance of 528.01 feet to the POINT OF BEGINNING and containing 2.000 acre of land, more or less.

11.0216 acres

BEING all of that same lot, tract or parcel of land situated in the Charles Atterbury Survey, Abstract No. 22, City of Wylie, Collin County, Texas, and being all of that same tract of land described in deed to F.O. Birmingham Memorial Land Trust, recorded in Volume 5832, Page 794 of the Deed Records of Collin County, Texas, and said tract of land being more particularly described as follows:

BEGINNING at a 1/2 iron rod found at the northeast corner of Lot 4, Block A of Zlan Corner Addition, an addition to the City of Wylie, Texas, recorded in Cabinet R, Slide 16 of the Plat Records of Collin County, Texas, and said point being in the west line of that same tract of land described in deed to Birmingham Land, Ltd, recorded in Instrument Number 94-0029675 of the Deed Records of Collin County, Texas;

THENCE S 89°38'09" W, 775.29' along the north line of said Lot 4 to a 3/4" iron rod set for corner in the east line of Country Club Road (F.M. 1378 - a variable width R.O.W.);

THENCE N 01°00'21" W, 386.06' along the east line of Country Club Road to a 3" aluminum disk found for corner;

THENCE S 89°18'36" W, 14.94' along the east line of Country Club Road to a 3/4" iron rod set for corner;

THENCE N 00°41'23" W, 75.80' along the east line of Country Club Road to a 3/4" iron rod set for corner at the beginning of a curve to the right having a central angle of 02°58'57" and a radius of 2,937.86';

THENCE around said curve and along the east line of Country Club Road, a distance of 152.92' to a 3/4" iron rod set at the southwest corner of that same tract of land described in deed to Gary L. Cox, recorded in Instrument Number 20080401000381330 of the Deed Records of Collin County, Texas;

THENCE N 89°43'01" E, 788.12' along the south line of said Cox property to a 1/2" iron rod found for corner in the west line of the aforementioned Birmingham Land, Ltd property;

THENCE S 00°42'54" E, 613.52' along the west line of said Birmingham Land, Ltd property to the Point of Beginning and containing 480,100.60 square feet or 11.0216 acres of land.