

## LEGAL DESCRIPTION

**0.821 Acres**  
**Francisco De La Pina Survey, Abstract No. 688**  
**City of Wylie**  
**Collin County, Texas**

**SITUATED** in the City of Wylie, in the Francisco De La Pina Survey, Abstract No. 688 of Collin County, Texas and being part of that certain called 3.15 acre tract of land described as "Tract 2" in a deed to Upwind Capital Partners, LLC, recorded in Document No. 20160223000207210, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5587", found on the south right-of-way line of State Highway 78 (a variable width right-of-way) for the northeast corner of the above described 3.15 acre Upwind Capital Partners tract and same being the northwest corner of Lot 1, Block A of Shahi Group Addition, an addition to the City of Wylie, according to the plat thereof, recorded in Volume 2006, Page 486, Plat Records, Collin County, Texas (P.R.C.C.T.);

**THENCE:** South 00 deg. 48 min. 34 sec. West, departing from said State Highway 78, along the common line of said 3.15 acre tract and said Lot 1, Block A of Shahi Group Addition, a distance of 350.67 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of this hereinafter described parcel of land, from which a 3/4 inch iron rod found at the southeast corner of said 3.15 acre tract bears S00 deg. 48 min. 34 sec. West – 305.74 feet;

**THENCE:** North 89 deg. 11 min. 26 sec. West, departing from said common line, over & across said 3.15 acre tract, a distance of 102.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of this parcel of land;

**THENCE:** North 00 deg. 48 min. 34 sec. East, continuing across said 3.15 acre tract, a distance of 350.90 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the north line of said 3.15 acre tract and the south right-of-way line of the above described State Highway 78, for the northwest corner of this parcel of land;

**THENCE:** South 89 deg. 03 min. 41 sec. East, along the common line of said 3.15 acre tract and said State Highway 78, a distance of 102.00 feet to the **POINT OF BEGINNING** and containing **35,780 square feet or 0.821 acres of land.**

Prepared Under My Hand & Seal,  
This 16<sup>th</sup> Day of June, 2023.



Lawrence H. Ringley, R.P.L.S.  
State of Texas, No. 4701

