

BEING A 13.414 ACRE TRACT OF LAND SITUATED IN THE M. I. GIMENEZ SURVEY, ABSTRACT NO. 338, COLLINGSWORTH COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JUAN RUIZ AND WIFE, MARIA RUIZ, AS RECORDED IN INSTRUMENT NO. 20170320000356220, OFFICIAL PUBLIC RECORDS, COLLINGSWORTH COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

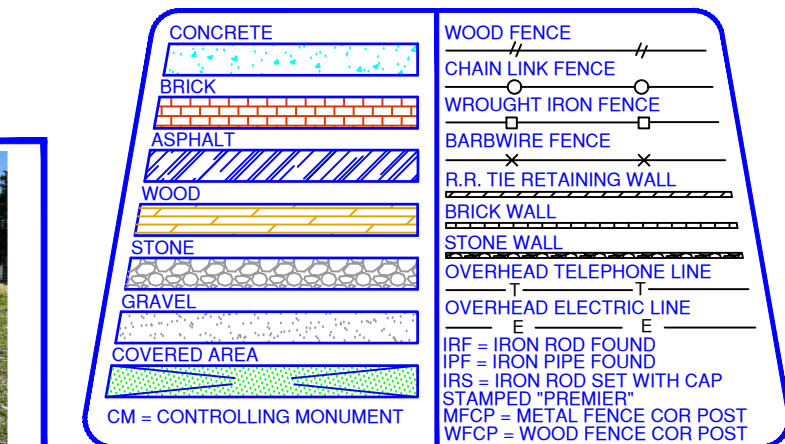
THENCE NORTH 01° 48' 28" EAST, A DISTANCE OF 1,120.55 FEET ALONG THE COMMON LINE OF SAID RUIZ AND GREEN TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A FOUND 60D NAIL BEARS SOUTH 69° 04' 57" WEST - 0.78 OF ONE FOOT, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID RUIZ TRACT AND THE NORTHEAST CORNER OF SAID GREEN TRACT, BEING IN COUNTY ROAD 739;

THENCE SOUTH 00° 15' 33" EAST, A DISTANCE OF 209.44 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID AZAM TRACT;

THENCE SOUTH 43° 28' 11" EAST, A DISTANCE OF 333.63 FEET ALONG THE NORTHEAST LINE OF SAID RUIZ TRACT TO A 3/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CUI WAI, AS RECORDED IN INSTRUMENT NO. 20180705000840090, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 43° 17' 16" EAST, A DISTANCE OF 184.68 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON PIPE FOUNDATION BEARS SOUTH 84° 12' 22" EAST - 20.50 FEET, SAID IRON ROD SET BEING THE MOST NORTHERLY SOUTHEAST CORNER OF SAID RUIZ TRACT AND THE SOUTH CORNER OF SAI WAI TRACT, BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO GLENN WILSFORD AND TANYA WILSFORD, AS RECORDED IN INSTRUMENT NO. 20161020001420930, AFORESaid OFFICIAL PUBLIC RECORDS;

THENCE WEST, A DISTANCE OF 574.60 FEET ALONG THE COMMON LINE OF SAID RUIZ AND HANCOCK TRACTS TO THE POINT OF BEGINNING AND CONTAINING 584,318 SQUARE FEET OR 13.414 ACRES OF LAND.



**11381 COUNTY ROAD 739
CITY OF PRINCETON
COLLIN COUNTY, TEXAS**

CONCRETE

BRICK

ASPHALT

WOOD

STONE

GRAVEL

COVERED AREA

WOOD FENCE

CHAIN LINK FENCE

WROUGHT IRON FENCE

BARBIRE FENCE

R.R. TIE RETAINING WALL

BRICK WALL

STONE WALL

OVERHEAD TELEPHONE LINE

OVERHEAD ELECTRIC LINE

IRF = IRON ROD FOUND

IPF = IRON PIPE FOUND

IRS = IRON ROD SET WITH CAP STAMPED 'PREMIER'

FENCE COR POST

WFCP = WOOD FENCE COR POST

CM = CONTROLLING MONUMENT



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