

SH 289 INVESTMENT
PARTNERS, LTD 153016 ACRES.
REF. Y. 4971. P. 3584
COUNTY ROAD NO. 83
MAIL STOP 83

PRECISION HILLS III ADDITION
LOT 2
REF. V. J. P. 210

DE ST. RICHMOND 76.09 Acres of Land
SITUATED in Collin County, Texas, in the L. Lewis

servicing in Colton County, Texas, in the L. Lewis Survey, Abstract No. 332, being a resurvey of part of the 120 acre First tract described in a deed from James Moore and wife, Rado Rhau Moore, et al to Jack Moore and wife, Edith Moore and Lella Moore dated Sept. 26, 1941, recorded in Volume 332, Page 345 of the Colton County Deed Records, being described by metes and bounds as follows:

BEING ONE of a 1/2 inch iron pin found beside a corner post of

the southwest corner of PRESTON HILLS II ADDITION, Ref. V. F. P. 678 of the Map and Plat Records of Collin County, Texas and in the north line of PRESTON HILLS ADDITION, Ref. V. C. P. 784 of said Map and Plat Records.

line of solid 1/20 acre line at 100.25' west, 639.45 feet with the south
HILL'S ADDITION to a 1/22 inch iron pin found in solid south line of
a northwest corner of solid FRIESTON HILL'S ADDITION out of the
northeast corner of the Lerry l. Chapman 24.0060 acres, R-1, V.
4189, P. 2223.

thence north 35.50 west 1755.67 feet with a fence and with the south line of said 170 acre tract and the north line of said 24,006.00 acre tract to an iron pin found at the northwest corner of said 24,006.00 acre tract, in the east R.Q.W. line of State Highway No. 289;

thence north 29.35 east 1160.78 feet with said east R.Q.W. line to a 1 1/2 inch iron pin set in said east R.Q.W. line in a corner;

intersecting with a fence to towers.
South 87°55'15"E, 231.75 feet;
South 87°30'20"E, 435.16 feet to a 1 1/2 inch steel pin set
inside a corner post.
Distance south 87°09'06"E, 475.16 feet to a 1 1/2 inch steel pin set
inside a corner post.

These mites 5.4-7.6% host, possessing 1/2 inch w/o pins set of 515-237 feet, 815-372 feet 1145-22 feet 145-22 feet and 296-71 feet, 596-71 feet, 896-71 feet, 1196-71 feet and continuing in oil 1496-71 feet in a 1/2 inch pin set.

continuing in off 1445.28 feet to a nail set in the center of Family Room Hb. R3, the north line of said 170 acre tract and in the south line of the SH 289 INVESTMENT PARTNERS, LTD 153.016 acres, Ref. V. 4937, P. 3584.

thence south 87°14'16" east, 301.1 feet with the north line of said 170 acre tract, the south line of said 153.016 acre tract with the center of said County Road No. 83 to a 1/2 inch iron pin found at the northwest corner of P85250N HILLS III ADJACENT to N 1/2 S 10 T 18 N R 12 E.

Therefore, with 544'05" west, 1517'25" feet with the west line I said PRESTON HILLS III to a 1/2 inch iron pin found inside of the base of the northwest corner of the house, was the same as the base of the house and the Hog and Wolf Records of Collin County.

Increase southerly with the west line of said PRESTON HILLS II SOUTH as follows:

South 5°06'43" West, 470.25 feet to the PLAC; of
STONING and containing 70.69 acres of land.
RIFICACIACI
hereby certify that I made the survey on the ground on the

knowledge, there are no encroachments, overlapping of

RECEIVED FROM THE
OFFICE OF THE
SHERIFF

1512 West University, Suite 300
McKinney, Texas 75069
Phone (972) 552-2950
FAX REG. NO. 3758
G. M. GEEN
REGISTERED

PROFESSIONAL LAND SURVEYOR

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A circular professional seal for a land surveyor in the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. In the center, there is a five-pointed star. Below the star, the name "G.M. GREEN" is printed. At the very bottom of the seal, the number "3394" is visible.