

LEGAL DESCRIPTION

BEING all that tract of land in the City of McKinney, Collin County, Texas, being a part of the Henry Slack Survey, Abstract No. 840 and being all of that called 3 acre tract (Tract Two) of land described in a Warranty Deed to Texas Municipal Power Agency (4/5 interest) and Brazos Electric Power Cooperative (1/5 interest), as recorded in Volume 1205, Page 18 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being further described as follows:

BEGINNING at a five-eighths inch iron rod found for the northeast corner of said 3 acre tract of land, said point being in the south line of a called 333.861 acre tract of land described in a Special Warranty Deed to D.R. Horton - Texas, Ltd. as recorded in Volume 6051, Page 44, (D.R.C.C.T.);

THENCE South 00 degrees 01 minutes 29 seconds West, 361.45 feet with the south line of said 333.861 acre tract of land to a five-eighths inch iron rod found for corner in the north line of a called 159.752 acre tract land described in a Special Warranty Deed to D.R. Horton – Texas, Ltd., as recorded in Volume 6051, Page 29 (D.R.C.C.T.);

THENCE South 89 degrees 45 minutes 19 seconds West, 297.88 feet to a five-eighths inch iron rod found for the northwest corner of said 159.752 acre tract of land, said point being in the south line of said 333.861 acre tract of land;

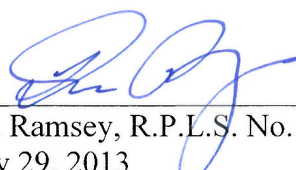
THENCE continuing with the south line of said 333.861 acre tract of land as follows:

North 89 degrees 11 minutes 20 seconds West, 63.94 feet to a five-eighths inch iron rod found for corner;

North 00 degrees 07 minutes 05 seconds East, 361.31 feet to a one-half inch iron rod found for corner;

North 89 degrees 55 minutes 09 seconds East, 361.22 to the POINT OF BEGINNING and containing 130,820 square feet or 3.003 acres of land.

“This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”


Dan B. Ramsey, R.P.L.S. No. 4172
January 29, 2013

