

**LEGAL DESCRIPTION**  
**34.5616 ACRES**

**BEING** a tract of land out of the WILLIAM HEMPHILL SURVEY, Abstract No. 449 and the J. PHILLIPS SURVEY, Abstract No. 719 in the City of McKinney, Collin County, Texas, being part of the 36.359 acre tract of land described in deed to Continental Mortgage and Equity Trust, recorded in Volume 4087, Page 486 of the Land Records of Denton County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod found in the south right-of-way line of F.M. No. 720 (called 80' ROW) for the northeast corner of a tract of land described in deed to Robert Weber, recorded in Volume 3125, Page 718 of the Land Records of Collin County, Texas, said iron rod being the northwest corner of said 36.359 acre tract;

**THENCE** with said south right-of-way line, the following courses and distances to wit: North 89°43'27" East, a distance of 1543.64 feet to a wooden monument found for the beginning of a non-tangent curve to the right, having a central angle of 38°29'22", a radius of 246.48 feet and a chord bearing and distance of South 69°04'08" East, 162.48 feet;  
Southeasterly, with said curve, an arc distance of 165.58 feet to a wooden monument found;  
South 60°02'09" East, a distance of 56.64 feet to a 60d nail found in the remains of a wooden monument;  
South 04°34'44" East, a distance of 62.86 feet to a 5/8" iron rod set with a plastic cap stamped "KHA" (hereinafter called 5/8" iron rod set) in the northeast right-of-way line of State Highway No. 121 (variable width ROW);

**THENCE** with said northeast right-of-way line, the following courses and distances to wit:

South 47°07'25" West, a distance of 438.03 feet to a 5/8" iron rod set for corner;  
South 47°12'12" West, a distance of 599.82 feet to a 1/2" iron rod found for corner;  
South 50°16'23" West, a distance of 215.45 feet to a 5/8" iron rod set for the northeast corner of a 1.82 acre tract of land described in deed to the State of Texas, recorded in Volume 4860, Page 2760 of the Land Records of Collin County, Texas;

**THENCE** with the north line of said 1.82 acre tract and with the new north right-of-way line of State Highway No. 121, the following courses and distances to wit:

South 65°02'49" West, a distance of 856.71 feet to a 5/8" iron rod set for corner;  
South 63°54'04" West, a distance of 65.52 feet to a 5/8" iron rod set in the east line of a 2.20 acre tract of land described in deed to Karen Dianne Lundell Shatley, etal, recorded in Volume 907, Page 575 of the Deed Records of Denton County, Texas;

**THENCE** with said east line, North 00°03'27" East, a distance of 98.35 feet to a 5/8" iron rod set for the southeast corner said Weber Tract;

**THENCE** with the east line of said Weber tract, North 00°34'35" East, a distance of 1276.79 feet to the **POINT OF BEGINNING** and containing 34.5616 acres of land;

Bearing system based on the monuments found in the north right-of-way line of State Highway No. 121 according to the 36.359 acre tract of land described in deed to Continental Mortgage and Equity Trust, recorded in Volume 4087, Page 486 of the Land Records of Collin County, Texas