

BEGINNING at a 5/8 inch iron rod set for the northwest corner of said Lot 7 and being the southwest corner of Lot 6R, Block A per Record Plat of Lake Forest Crossing Addition, recorded in Cabinet 2019. Page 601, Plat Records, Collin County, Texas and being located in the east line of South Lake Forest Drive (a 120 feet wide right of way);

THENCE departing the east line of said South Lake Forest Drive, **SOUTH 90°00'00" EAST** a distance of **332.12** feet to an "x" cut in concrete set for corner being located in the center of a drainage channel for the northeast corner of said Lot 7 and being located in the west line of Eldorado Heights Phase B3 an addition to the City of McKinney according to the plat recorded in Cabinet J, Page 412 of the Plat Records of Collin County Texas (PRCCT);

THENCE along the center of said drainage channel, **SOUTH 15°14'09" EAST** a distance of **193.83** feet to an "x" cut in concrete set for corner at the southeast corner of said Lot 7 and the northeast corner of Lot 8, Block A of said Lake Forest Crossing Addition;

THENCE departing the east line of said Lot 7 and continuing along the common line of said Lot 8 **NORTH 90°00'00" WEST** a distance of **379.77** feet to a 5/8 inch iron rod set for corner at the southwest corner of Lot 7 and the northwest corner of Lot 8 in the east line of said South Lake Forest Drive;

THENCE along the east line of South Lake Forest Drive, **NORTH 01°00'33" WEST** a distance of **187.05** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **1.528 acres** or 66,570 square feet of land more or less.