

LEGAL DESCRIPTION

BEING a tract or parcel of land situated Collin County, Texas, being part of the H.T. Chenoweth Survey, Abstract No. 157, being all of a 7.000 acre tract of land as described in a Special Warranty Deed with Vendor's Lien from The First National Bank of Van Alstyne to Donald M. Motsenbocker as recorded in Volume 5410 at Page 9775 (cc# 2003-0082582) of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the northeast corner of said 7.000 acre tract on the southwest Right-of-Way of University Drive (U.S. 380), said Point of Beginning being at the existing northernmost northwest corner of a 146.776 acre tract as conveyed to 380 Investors, Inc. as recorded in/under Clerk's File No. 20160513000588210 of Collin County, Texas;

THENCE S 01°45'55" W along a fence and the east line of said 7.000 acre tract, a distance of 954.29 feet to a 1 inch iron rod found for a corner at the southeast corner of said 7.000 acre tract, said corner being at the existing southernmost northeast corner of a 3.000 acre tract as conveyed to Ricky Webster, Jr. as recorded in Volume 4196 at Page 1537 of the Official Records of Collin County, Texas;

THENCE N 89°24'00" W along a fence and the south line of said 7.000 acre tract, a distance of 306.96 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 7.000 acre tract;

THENCE N 01°45'55" E along and leaving a fence and along the west line of said 7.000 acre tract, a distance of 1042.90 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 7.000 acre tract on the southwest Right-of-Way of University Drive;

THENCE S 71°30'02" E along the northeast line of said 7.000 acre tract and the southwest Right-of-Way of University Drive, a distance of 299.44 feet to an "x" set in concrete for a corner;

THENCE N 80°56'53" E a distance of 20.50 feet returning to the Point of Beginning and containing 7.003 acres of land and being known as No. 2462 University Drive.