

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the E. Bradley Survey, Abstract No. 85, City of McKinney, Collin County, Texas, being all of a tract conveyed to the Free Public School, volume by deed recorded in filed in volume 395, page 434 and volume 367, page 96, of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at an X found for corner at the southeast corner of a tract conveyed to the City of McKinney as recorded in County Clerks No. 2006101200473190, DRCCT, said X also being in the south right-of-way line of Howell Street (a 40' R.O.W.);

THENCE, S 0°25'26" W, a distance of 541.71 feet:

THENCE, S 89°58'30" W, a distance of 335.00 feet along the north right-of way line of Standifer Street (a 40' R.O.W.);

THENCE, along the east right-of-way line of College Street (40' R.O.W.), the

following: N 0°25'26" E, a distance of 346.18 feet;

N 89°58'30" E, a distance of 8.00

feet; N 0°25'26" E, a distance of

184.15 feet; N 45°30'59" E, a

distance of 21.18 feet;

THENCE, S 89°23'29" E, a distance of 311.99 feet along the south line thereof, to the PLACE OF BEGINNING of said tract containing 180,382 square feet or 4.141 acres of land.