

FIELD NOTE DESCRIPTION

LOT 41, BLOCK E

Being a **4.813** acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being all of Lot 41, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 680, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Lot 41 and being in the north line of Collin McKinney Parkway (Variable Width) and also being in the east line of Piper Glen Road (50' Wide Private Road);

THENCE along the east line of said Piper Glen Road, **NORTH 00°21'49" WEST** a distance of **319.03** feet to a 5/8 inch iron rod found for corner;

THENCE continuing along the south line of said Piper Glen Road and the north line of said Lot 41, **NORTH 88°52'03" EAST** a distance of **656.21** feet to a point for corner located in the west line of Phase 1 of The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 255, Plat Records, Collin County, Texas;

THENCE departing the south line of said Piper Glen Road and continuing along the common line of said Lot 41 & said Phase 1 of The Estates at Craig Ranch West, **SOUTH 00°43'42" EAST** a distance of **319.01** feet to a point for corner located in the north line of said Collin McKinney Parkway;

THENCE along the north line of said Collin McKinney Parkway, **SOUTH 88°52'03" WEST** a distance of **658.21** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **4.813** acres or 209,651 square feet of land more or less.