

**LEGAL DESCRIPTION**  
**38.859 ACRES**

**BEING** a tract of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, City of McKinney, Collin County, Texas and being all that tract of land described in Deed to River Ranch Education Charities, Inc. as recorded in Document Number 20100210000137550, Official Public Records, Collin County, Texas, all that tract of land described in Deed to Kenneth Richard Mayer, Trustee of the Tyler Elizabeth Mayer Trust and Kenneth Richard Mayer, Trustee of the Clark Perry Mayer Trust, equally as recorded in Document Number 20190211000143510 and in Document Number 20190211000143530, Official Public Records, Collin County, Texas and all of that tract of land described as Tract 2 in Deed to Reyburn Anderson and wife, Wanda Anderson (now deceased), as recorded in Document Number 20110208000135600, Official Public Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for the northwest corner of said River Ranch Education Charities, Inc. tract, same being the southwest corner of the Minor Replat of Lots 1R1, 3 and 4, Block B, 5.3840 acres CUSTER CROSSING ADDITION, as described in the plat thereof recorded in Document Number 20070419010001410, Official Public Records, Collin County, Texas and being on the east right-of-way line of F.M. 2478 (Custer Road), per the Final Map of the State Department of Highways and Public Transportation of the State of Texas, State Control Number 2351-1-7;

**THENCE** North 89 degrees 50 minutes 21 seconds East, along the common line of said River Ranch Education Charities, Inc. tract with said CUSTER CROSSING ADDITION, passing the approximate center line of Rowlett Creek at a distance of 1,136.00 feet and continuing in all for a total distance of 1,501.11 feet to a 1/2" iron rod with a cap stamped "PETSCH & ASSOC" found;

**THENCE** North 89 degrees 12 minutes 28 seconds East, with the common north line of River Ranch Education Charities, Inc. tract and the south line of the Record Plat of THE CASCADES PHASE 2, as described in the plat thereof recorded in Document Number 20061116010005000, Official Public Records, Collin County, Texas, a distance of 322.34 feet to a 1/2" iron rod with yellow cap, stamped "JBI" found for the northeast corner of said River Ranch Education Charities, Inc. tract, same being the northwest corner of the Amending Plat of CRAIG RANCH NORTH, PHASE 11, LOTS 16R, 17R, 18R & 19R, BLOCK A, as described in the plat thereof recorded in Document Number 20070416010001330, Official Public Records, Collin County, Texas;

**THENCE** South 04 degrees 42 minutes 20 seconds East, with the common east line of said River Ranch Education Charities, Inc. tract, and the west line of said Amending Plat OF CRAIG RANCH NORTH, PHASE 11 and the west line of the Record Plat of CRAIG RANCH NORTH, PHASE 11, as described in the plat thereof recorded in Document Number 20061101010004730, Official Public Records, Collin County, Texas, a distance of 485.20 feet to a 1/2" iron rod found for the southeast corner of said River Ranch Education Charities, Inc. tract, also being an interior ell corner of said Record Plat of CRAIG RANCH NORTH, PHASE 11;

**THENCE** South 89 degrees 42 minutes 55 seconds West, with the common south line of said River Ranch Education Charities, Inc. tract, and the north line of said Record Plat of CRAIG RANCH NORTH, PHASE 11, a distance of 597.77 feet to the approximate center line of Rowlett Creek;

**THENCE** Southerly with the approximate center line of said Rowlett Creek, along the common line of said Record Plat of CRAIG RANCH NORTH, PHASE 11 and with the above mentioned Mayer Trust tract and the above mentioned Mayer – Anderson tract, the following courses and distances:

South 38 degrees 12 minutes 08 seconds East, a distance of 88.07 feet;

South 16 degrees 27 minutes 15 seconds East, a distance of 61.24 feet;

South 07 degrees 43 minutes 36 seconds West, a distance of 63.53 feet;

South 05 degrees 09 minutes 37 seconds West, a distance of 184.61 feet;

South 07 degrees 12 minutes 25 seconds East, a distance of 127.28 feet;

South 41 degrees 55 minutes 42 seconds East, a distance of 83.23 feet;

South 32 degrees 59 minutes 18 seconds East, a distance of 289.42 feet;

South 05 degrees 00 minutes 17 seconds East, a distance of 325.01 feet to a point on the north line of a tract of land described in Deed to River Ranch Educational Charities, as recorded in Document Number 20160128000101840 and in Document Number 20190423000441240, Official Public Records, Collin County, Texas;

**THENCE** South 89 degrees 25 minutes 02 seconds West, along the common line of the above-mentioned Mayer – Anderson tract and said River Ranch Educational Charities tract, 74.45 feet to the approximate center line of a Tributary of the Rowlett Creek;

**THENCE** Along the common south line of the above mentioned Mayer – Anderson tract and with the approximate center line of said Tributary of the Rowlett Creek, the following courses and distances:

North 37 degrees 31 minutes 51 seconds West, a distance of 98.51 feet;

North 55 degrees 11 minutes 12 seconds West, a distance of 228.19 feet;

North 74 degrees 51 minutes 09 seconds West, a distance of 148.44 feet;

North 83 degrees 50 minutes 01 seconds West, a distance of 78.77 feet;

North 62 degrees 38 minutes 24 seconds West, a distance of 195.28 feet;

North 69 degrees 49 minutes 34 seconds West, a distance of 137.35 feet;

North 29 degrees 38 minutes 59 seconds West, a distance of 68.74 feet;

North 24 degrees 02 minutes 56 seconds West, a distance of 224.80 feet;

North 32 degrees 17 minutes 29 seconds West, a distance of 117.53 feet;

North 61 degrees 42 minutes 29 seconds West, a distance of 113.68 feet;

North 66 degrees 23 minutes 12 seconds West, a distance of 186.77 feet;

North 58 degrees 49 minutes 26 seconds West, a distance of 112.02 feet;

North 58 degrees 32 minutes 28 seconds West, a distance of 66.27 feet;

North 62 degrees 02 minutes 10 seconds West, a distance of 82.01 feet to a west common corner of the above mentioned Mayer Trust tract with a tract of land described in Deed to Kenneth Richard Mayer, a single person, as recorded in Document Number 20190211000143520, Official Public Records, also being a point on the east right-of-way line of the above mentioned F.M. 2478;

**THENCE** North 07 degrees 23 minutes 08 seconds West, along the east right-of-way line of said F.M. 2478, a distance of 72.65 feet to a 3-3/4" TxDOT brass disk found at the southwest corner of a tract of land described as MEASURING STATION SITE in Condemnation Proceeding Case Number 3-C278-91, between Lone Star Gas Company, a division of Enserch Corporation versus Custer 66 Joint Venture, Et Al., recorded in Volume 3737, Page 223, Official Public Records, Collin County, Texas;

**THENCE** North 89 degrees 06 minutes 13 seconds East, leaving said east right-of-way line of F.M. 2478 and along the southerly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 139.73 feet to the southeast corner of said Lone Star Gas Company MEASURING STATION SITE;

**THENCE** North 00 degrees 53 minutes 47 seconds West, along the easterly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 150.00 feet to a "T" bar found at the northeast corner of said Lone Star Gas Company MEASURING STATION SITE;

**THENCE** South 89 degrees 06 minutes 13 seconds West, along the easterly common line of said Mayer Trust tract and said Lone Star Gas Company MEASURING STATION SITE, a distance of 158.58 feet to 1/2" iron rod with a silver cap found for the northwest corner of said Lone Star

Gas Company MEASURING STATION SITE, also being a point on the east right-of-way line of said F.M. 2478;

**THENCE** Northerly along the east right-of-way line of said F.M. 2478 the following courses and distances:

North 08 degrees 30 minutes 39 seconds West, a distance of 42.57 feet to a 3-3/4" TxDOT brass disk found;

North 00 degrees 27 minutes 20 seconds West, passing the west common corner of the above mentioned River Ranch Education Charities, Inc. tract and said Mayer Trust tract, a distance of 80.95 feet and continuing for a total distance of 327.42 feet to the **POINT OF BEGINNING**, and containing 1,692,719 square feet or 38.859 acres of land, more or less.