

BEING A 33.654 ACRE TRACT OF LAND SITUATED IN THE WILLIAM H. HUNT SURVEY, ABSTRACT NO. 450, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A 59.12 ACRE TRACT OF LAND ACCORDING TO THE DEED RECORDED IN VOLUME 3942, PAGE 107 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (DRCCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET FOR CORNER LOCATED AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID 59.12 ACRE TRACT OF LAND WITH THE EASTERLY RIGHT-OF-WAY LINE OF LAKE FOREST DRIVE (A 120 FEET WIDE RIGHT-OF-WAY);

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAKE FOREST DRIVE AS FOLLOWS:

NORTH 01°33' 00" EAST A DISTANCE OF 310.14 FEET TO A 5/8 INCH IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,260.00 FEET AND A CHORD BEARING OF NORTH 02°49' 29" WEST;

ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°24' 05" FOR AN ARC LENGTH OF 206.75 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF TANGENCY;

NORTH 07°31' 31" WEST A DISTANCE OF 225.82 FEET TO A 5/8 INCH IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,140.00 FEET AND A CHORD BEARING OF NORTH 02°59' 15" WEST;

ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°04' 31" FOR AN ARC LENGTH OF 180.57 FEET TO A 5/8 INCH IRON ROD SET FOR THE POINT OF TANGENCY;

NORTH 01°33' 00" EAST A DISTANCE OF 356.74 FEET TO A POINT FOR CORNER LOCATED IN THE NORTHERLY LINE OF SAID 59.12 ACRE TRACT OF LAND AND BEING LOCATED IN OR NEAR THE CENTER OF WILSON CREEK;

THENCE FOLLOWING THE NORTHERLY LINE OF SAID 59.12 ACRE TRACT OF LAND ALONG OR NEAR THE CENTER OF WILSON CREEK AS FOLLOWS:

NORTH 69°36' 10" EAST A DISTANCE OF 143.72 FEET TO A POINT FOR CORNER;

SOUTH 67°03' 50" EAST A DISTANCE OF 72.40 FEET TO A POINT FOR CORNER;

SOUTH 51°06' 50" EAST A DISTANCE OF 71.80 FEET TO A POINT FOR CORNER;

NORTH 65°07' 10" EAST A DISTANCE OF 105.00 FEET TO A POINT FOR CORNER;

NORTH 74°13' 10" EAST A DISTANCE OF 186.60 FEET TO A POINT FOR CORNER;

SOUTH 81°03' 50" EAST A DISTANCE OF 132.10 FEET TO A POINT FOR CORNER;

NORTH 08°54' 05" EAST A DISTANCE OF 13.23 FEET TO A POINT FOR CORNER;

SOUTH 30°44' 20" EAST A DISTANCE OF 83.53 FEET TO A POINT FOR CORNER;

SOUTH 62°49' 37" EAST A DISTANCE OF 243.34 FEET TO A POINT FOR CORNER;

SOUTH 26°42' 50" EAST A DISTANCE OF 90.54 FEET TO A POINT FOR CORNER;

SOUTH 18°58' 20" EAST A DISTANCE OF 186.91 FEET TO A POINT FOR CORNER;

SOUTH 78°54' 19" EAST A DISTANCE OF 133.35 FEET TO A POINT FOR CORNER;

SOUTH 70°48' 17" EAST A DISTANCE OF 54.51 FEET TO THE NORTHEAST CORNER OF SAID 59.12 ACRE TRACT OF LAND;

THENCE DEPARTING THE CENTER OF SAID WILSON CREEK SOUTH 01°28' 40" EAST A DISTANCE OF 890.27 FEET TO A 60D NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID 59.12 ACRE TRACT OF LAND;

THENCE ALONG THE SOUTHERLY LINE OF SAID 59.12 ACRE TRACT OF LAND NORTH 88°25' 40" WEST A DISTANCE OF 1,199.92 FEET TO THE POINT OF BEGINNING;

CONTAINING WITHIN THESE METES AND BOUNDS 33.654 ACRES OR 1,465,987 SQUARE FEET OF LAND, MORE OR LESS.

SAVE AND EXCEPT THEREFROM LOT 1, BLOCK A, OF LDS MCKINNEY ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2006, PAGE 794, MAP RECORDS, COLLIN COUNTY, TEXAS.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.