

"Exhibit C"

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF COLLIN

All that certain 0.042 acre lot, tract, or parcel of land situated in the B.F. Stapp Survey, Abstract No. 837, Collin County, Texas. Being within the limits of the Right of Way of College Street and being more particularly described as follows:

BEGINNING at a 1/2" pipe found for the Southwest corner of the hereon described tract, same being the Southeast corner of a tract of land described in a deed to David P. Longbine and wife, Linda S. Longbine, recorded in Instrument No. 20130716000992630, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), being the Southeast corner of Lot 30, Block 1, Black & Smith Addition, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Volume 2, Page 43, Map Records, Collin County, Texas (M.R.C.C.T.), being at the intersection of the North line of Inwood Drive (a 50 foot Right of Way per plat-Volume 2, Page 43) and the platted West line of College Street, from which a 1/2" pipe found for the Southwest corner of the said Longbine tract bears North 79° 21' 25" West, a distance of 84.65 feet, from which a 1/2" iron rod found for the Southwest corner of said Lot 30 bears North 68° 06' 29" West, a distance of 5.08 feet;

THENCE: North 00° 43' 18" East, along the East line of the said Longbine tract, the East line of the said Lot 30, and the platted West line of said College Street, a distance of 82.90 feet to an "X" set for the Northwest corner of the hereon described tract, same being the Northeast corner of the said Longbine tract, being in the East line of said Lot 30, being in the platted West line of said College Street, and being the most Southerly Southeast corner of a called 0.9482 acre tract of land described in a deed to David L. Florcik and spouse, Erica E. Florcik, recorded in Instrument No. 2001-0045126 (Volume 4904, Page 1621), O.P.R.C.C.T., from which the calculated Northwest corner of the said Longbine tract, same being an angle point in the South line of the said 0.9482 acre Florcik tract, bears North 64° 20' 05" West, a distance of 65.00 feet, from which a wood fence corner post found for reference bears South 15° 03' 00" West, a distance of 2.09 feet;

THENCE: South 64° 20' 05" East, within the limits of the platted Right of Way of said College Street, a distance of 27.50 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Northeast corner of the hereon described tract, same being 25 feet perpendicular to the existing centerline of said College Street;

THENCE: South 00° 57' 21" West, continuing within the limits of the platted Right of Way of said College Street and remaining 25 feet West of and parallel to the existing centerline thereof, a distance of 59.11 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the most Easterly Southeast corner of the hereon described tract;

THENCE: South 42° 17' 34" West, continuing within the limits of the platted Right of Way of said College Street, a distance of 15.02 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the most Southerly Southeast corner of the hereon described tract, same being the point of curvature of a non-tangent curve to the right having a radius of 210.10 feet, a central angle of 04° 01' 38", and a long chord bearing and distance of South 87° 00' 25" West, a distance of 14.76 feet;

THENCE: Southwesterly, along the arc of said non-tangent curve to the right, an arc distance of 14.77 feet to the POINT OF BEGINNING and containing 1,841 square feet or 0.042 of an acre of land.

For suvey map, see page 1 of 2



James P. Keene
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State of Texas No. 5100
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