

DESCRIPTION, of a 3.0126 acre tract of land situated in the J.R. Gray Survey, Abstract No. 343, Collin County, Texas; said tract being part of Lot 1, Block A, Minor Plat of Seay Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet P, Page 827 of the Plat Records of Collin County, Texas; said tract also being all of that certain tract of land described in General Warranty Deed to Guy W. Anderson, Jr., et al recorded in County Clerk's File No. 20090508000560300 of the Deed Records, Collin County, Texas; said 3.0126 acre tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete set for corner in the southwest right-of-way line of Ridge Road (a variable width right-of-way); said point also being the northernmost corner of said Lot 1, Block A, the northeast corner of that certain tract of land described in Special Warranty Deed to Stonebridge Ranch Community Association, Inc. recorded in County Clerk's File No. 20090211000146480 of the said Deed Records and in a curve to the right;

THENCE, along the said southwest line of Ridge Road, the northeast line of said Lot 1, Block A and the northeast line of said Guy W. Anderson tract, the following two (2) calls:

In a southeasterly direction, along said curve to the right, having a central angle of 30 degrees, 54 minutes, 31 seconds, a radius of 886.05 feet, a chord bearing and distance of South 43 degrees, 53 minutes, 36 seconds East, 472.21 feet, an arc distance of 477.98 feet to a 1/2-inch iron rod with "Westwood" cap set at the end of said curve;

South 16 degrees, 09 minutes, 39 seconds East, a distance of 90.97 feet to a 1/2-inch iron rod with "RPLS #5686" cap found for corner; said point also being the southeast corner of said Guy W. Anderson tract and the northeast corner of that certain tract of land described in Special Warranty Deed With Vendor's Lien to Richard E. Ferrell recorded in County Clerk's File No. 20070809001107050 of the said Deed Records;

THENCE, South 73 degrees, 46 minutes, 28 seconds West, departing the said southwest line of Ridge Road, the northeast line of said Lot 1, Block A and the northeast line of said Guy W. Anderson tract and along the common line between said Guy W. Anderson tract and said Ferrell tract, a distance of 177.49 feet to a 1/2-inch iron rod with "RPLS #5686" cap found for corner; said point also being the southernmost corner of said Guy W. Anderson tract, the northwest corner of said Ferrell tract and the northeast corner of that certain tract of land described in Special Warranty Deed to MCG Construction, Inc. recorded in County Clerk's File No. 20090804000980020 of the said Deed Records;

THENCE, North 76 degrees, 51 minutes, 23 seconds West, departing the said common line between Guy W. Anderson tract and Ferrell tract and along the common line between said Guy W. Anderson tract and said MCG Construction tract, a distance of 210.38 feet to a point for corner in the common line between said Lot 1, Block A and Lot 2R, Block A, Amending Plat of Seay Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet R, Page 50 of the said Plat Records, from which a 1/2-inch iron rod with "RPLS #5686" cap found bears South 76 degrees, 51 minutes East, a distance of 0.4 feet;

THENCE, departing the said common line between Guy W. Anderson tract and MCG Construction tract and along the common line between said Lot 1, Block A and said Lot 2R, Block A, the following two (2) calls:

North 13 degrees 33 minutes 02 seconds East, a distance of 36.78 feet to a 1/2-inch iron rod with unreadable cap found at an angle point;

North 24 degrees 52 minutes 55 seconds West, a distance of 103.62 feet to a 1/2-inch iron rod found for corner in the common line between said Lot 1, Block A and said Stonebridge Ranch Community Association tract;

THENCE, departing the said common line between Lot 1, Block A and Lot 2R, Block A and along the said common line between said Lot 1, Block A and Stonebridge Ranch Community Association tract, the following three (3) calls:

North 63 degrees, 31 minutes, 50 seconds East, a distance of 15.26 feet to a 1/2-inch iron rod with "Petsche Assoc." cap found for re-entrant corner;

North 24 degrees, 49 minutes, 02 seconds West, a distance of 189.93 feet to a 1/2-inch iron rod with "Petsche Assoc." cap found for corner;

North 45 degrees, 44 minutes, 21 seconds East, a distance of 172.61 feet to the POINT OF BEGINNING.

CONTAINING, 131,230 square feet or 3.0126 acres of land, more or less.