

LEGAL DESCRIPTION
LOT 1, BLOCK A

BEING a tract of land situated in the lot 1, block A of the SEC Custer Silverado Addition and part of the George White Survey Abstract No. 993, City of McKinney, Collin County, Texas

BEGINNING at a point in the east line of S. Custer Road (a variable width right of way) and the south line of Silverado Trail (a variable width right of way);

THENCE along the east line of said S. Custer Road, South 00°29'24" East a distance of 501.65 feet 1/2-inch capped iron rod found for corner in the east line of said S. Custer Road;

THENCE along the north line of said McCutchins Drive (a variable width right of way) as follows:

South 45°33'15" East a distance of 35.31 feet to a 1/2-inch capped iron rod found for corner in the east line of said S. Custer Road;

North 89°22'54" East a distance of 125.41 feet to a 1/2-inch iron rod found for the beginning of a curve to the right having a radius of 262.00 feet and a chord bearing of **South 84°44'02" East**;

Along said curve to the right through a central angle of **11°46'07"** for an arc length of 53.82 feet to a 1/2-inch capped iron rod found for corner;

South 78°20'37" East a distance of 57.14 feet to a 1/2-inch capped iron rod found for corner of the southwest corner of Lot 2, Block A along the north line of McCutchins Drive;

THENCE departing the north line of said McCutchins Drive along the centerline of the shared driveway,

North 11°39'23" East a distance of 76.27 feet to a 1/2-inch capped iron rod found for corner;

North 00°29'24" West a distance of 499.32 feet to a 1/2-inch capped iron rod found for the northwest corner of Lot 2, Block A;

THENCE along the south line of said Silverado Trail as follows:

South 89°15'55" West a distance of 112.06 feet to a 1/2-inch capped iron rod found for corner;

North 84°27'27" West a distance of 100.60 feet to a 1/2-inch capped iron rod found for corner;

South 89°15'55" West a distance of 23.67 feet to a 1/2-inch capped iron rod found for corner;

South 44°23'05" West a distance of 56.67 feet to a 1/2-inch capped iron rod found for the **POINT OF BEGINNING**;

Containing 3.532 acres or 153,868 square feet of land more or less.