

LEGAL DESCRIPTION: ERWIN FARMS PHASE 4

A 60.123 acre tract or parcel of land situated in the HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907, and the W. W. BUTLER SURVEY, ABSTRACT NUMBER 87, in the City of McKinney, Collin County, Texas, same being a portion of the called 105.86 acre tract as described in an Assumption Deed With Vendor's Lien from James C. Stewart, Jr. to JOPLIN PARTNERS, LTD., as recorded in Clerk's File Number 19970109000021980, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rebar found for corner at the northwest corner of said JOPLIN tract, said corner also being the northwest corner of an 87.923 acre tract of land as described as PHASE 3 of the Special Warranty Deed With Vendor's to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Record of Collin County, Texas, said corner also being on the centerline of County Road 164, said line also being on the south boundary of a called 70.100 acre tract of land described in Deed to C. E. OTTAWAY, as recorded in Volume 603, Page 393 of the Land Records of Collin County, Texas;

THENCE in a southerly direction, along the east boundary of said JOPLIN Tract also being the west boundary of said PHASE 3 of the CADG ERWIN FARMS tract the following three (3) courses:

- 1.) S 05°16'37" W, a distance of 1622.58 feet to a 1/2" iron rebar found for corner;
- 2.) S 83°03'40" E, a distance of 473.32 feet to a 1/2" iron rebar found for corner;
- 3.) S 00°50'18" E, a distance of 828.61 feet to a 3/8" iron rebar found for corner;

at the southeast corner of said JOPLIN Tract also being the southwest corner of said PHASE 3 of the CADG ERWIN FARMS tract, said corner also being on a north boundary of ERWIN FARMS PHASE 1, according to the Record Plat thereof, as recorded in Volume 2015, Page 694 of the Plat Records of Collin County, Texas;

THENCE S 88°59'47" W, along the south boundary of said JOPLIN tract, also being the north boundary of said ERWIN FARMS PHASE 1, and the north boundary of ERWIN FARMS PHASE 2, according to the Record Plat thereof, as recorded in Volume 2018, Page 376 of the Plat Records of Collin County, Texas, at 393.99 feet pass a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 1, also being the northeast corner of said ERWIN FARMS PHASE 2, a total distance of 780.96 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 2, also being the northeast corner of the land described in General Warranty Deed to THE EAGLE INSTITUTE, a Texas non-profit corporation, as recorded Clerk's File Number 20160218000187960 of the Land Records of Collin County, Texas

THENCE S 88°57'49" W, along the south boundary of said Joplin tract and the north boundary of said THE EAGLE INSTITUTE tract, a distance of 638.07 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) set for corner at the southeast corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as recorded in Volume 5840, Page 3157 of the Land Records of Collin County, Texas;

THENCE N 08°36'08" E, departing the south boundary of said JOPLIN tract, along the east boundary of said CITY OF MCKINNEY tract, a distance of 20.29 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) set for corner at the northeast corner of said CITY OF MCKINNEY tract;

THENCE S 88°57'49" W, along the north boundary of said CITY OF MCKINNEY tract a distance of 40.57 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) set for corner at the northwest corner of said CITY OF MCKINNEY tract, said corner also being the southerly most west boundary of said JOPLIN tract, and the easterly boundary of the land described in General Warranty Deed to BRINKMANN

RANCHES OF COLLIN COUNTY, L.P., as recorded in Clerk's File Number 2005-0176478 of the Land Records of Collin County, Texas;

THENCE N 08°36'08" E, along the southerly most west boundary of said JOPLIN tract and the east boundary of said BRINKMANN RANCHES OF COLLIN COUNTY tract, a distance of 979.35 feet to a 1/2" iron rod found for corner at the northeast corner of said BRINKMANN RANCHES OF COLLIN COUNTY tract and an ell corner of the JOPLIN tract;

THENCE S 89°17'03" E, crossing said JOPLIN tract, a distance of 29.69 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N 00°42'57" E, continuing across said JOPLIN tract, a distance of 1423.24 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner on the north boundary of said JOPLIN tract, also being on the centerline of said County Road 164, also being the south boundary of said C. E. OTTAWAY tract;

THENCE N 88°59'35" E, along the north line of said JOPLIN tract, the centerline of said County Road 164 and the south boundary of said C. E. OTTAWAY tract, a distance of 928.52 feet back to the POINT OF BEGINNING and containing 60.123 Acres, (2,618,962 Square Feet) of land MORE OR LESS.

BEARING REFERENCE

The Assumed Bearing Reference of N 89°32'08" E is based on the North line Phase 3 as described in Deed to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, said line also being the Centerline of County Road 164.