

LEGAL DESCRIPTION**14.61 ACRES**

BEING a tract of land situated in the Joab Butler Survey, Abstract No. 68 in the City of McKinney, Collin County, Texas, being all of Lot 3, Amending Plat of Creststone Addition, an addition to the City of McKinney according to the plat thereof recorded in Cabinet 2012, Page 189 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the east right-of-way line of State Highway 5 (variable width ROW) at the southwest corner of said Lot 3;

THENCE with the north line of said Lot 3 and the said east right-of-way line, the following courses and distances to wit:

North 30°46'56" East, a distance of 202.84 feet to a point for corner;
North 33°13'43" East, a distance of 141.08 feet to a point for corner;
North 39°32'38" East, a distance of 100.00 feet to a point for corner;
North 33°13'43" East, a distance of 59.28 feet to a point for corner;
North 35°43'43" East, a distance of 299.30 feet to a point for corner;
North 40°28'43" East, a distance of 81.69 feet to a point for the northerly most corner of said Lot 3;

THENCE with the northeast line of said Lot 3, the following courses and distances to wit:

South 49°17'23" East, a distance of 177.21 feet to a point for corner;
South 61°07'04" East, a distance of 1121.41 feet to a point in the west line of a tract of land described in deed to Dallas Area Rapid Transit recorded in Volume 5443, Page 5532 of the Land Records of Collin County, Texas for the beginning of a non-tangent curve to the left having a radius of 2713.20 feet, a central angle of 2°37'44", a chord bearing and distance of South 40°36'05" West, 124.48 feet;

THENCE southwesterly with said west line, and with said curve, an arc distance 124.49 feet to a point for the southeast corner of said Lot 3;

THENCE with the south line of said Lot 3, the following courses and distances to wit:

North 89°10'10" West, a distance of 1319.55 feet to a point for corner;
North 87°47'10" West, a distance of 221.08 feet to the **POINT OF BEGINNING** and containing 14.61 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.