

LEGAL DESCRIPTION

BEING a tract of land located in the W.H. Hunt Survey, Abstract No. 450 in the City of McKinney, Collin County, Texas and being a part of that certain 44-3/4 acre tract conveyed by J.A. Carrell and wife Ocie Carrell to Will Cunningham by deed recorded in Volume 201, Page 613 of the Deed Records of Collin County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of a 35.761 acre tract of land conveyed by Al Franklin, Limited to the McKinney Independent School District by deed dated 3-4-2005 and recorded in Volume 5870, Page 3884 of the Deed Records of Collin County, Texas, said point being in the west line of Bois D'Arc Road (a 30 foot Right of Way), a point for corner;

THENCE North 87 degrees, 32 minutes, 46 seconds West, along the north line of said McKinney ISD Tract passing at 1,221 feet the southwest corner of said Cunningham Tract and continuing along the extension of said north line of the McKinney ISD tract for a total distance of 1,657.5 feet to a point in the west line of said McKinney ISD tract, a point for corner;

THENCE North 19 degrees 30 minutes 32 seconds West, along said west line of the McKinney ISD tract a distance of 18.59 feet to a point for corner;

THENCE North 22 degrees, 14 minutes West, 522.8 feet to a point in the south line of a 34.761 acre tract conveyed to Benvil Mixon by deed recorded in Volume 737, Page 751 of the Deed Records of Collin County, Texas, same being the north line of said McKinney ISD tract, a point for corner;

THENCE South 88 degrees 00 minutes 48 seconds East along said south line of the Mixon Tract and said north line of the McKinney ISD tract a distance of 700.1 feet passing the northwest corner of said Cunningham tract and continuing along the north line of said Cunningham tract to and along a common line with the south line of a 1.4 acre tract conveyed to James H. Furlong and wife, Marjorie, by deed recorded in Volume 1079, Page 795 of the Deed Records of Collin County, Texas, for a total distance of 1,923.5 feet to the northeast corner of said Cunningham tract, same being the southeast corner of said Furlong tract, said point also being in the west line of said Bois D'Arc Road, a point for corner;

THENCE South 3 degrees, 12 minutes, 7 seconds West along said west line of Bois D'Arc Road and the east line of said Cunningham tract, a distance of 489 feet to the Point of Beginning and containing 19.683 acres of land.