

Metes and Bounds – Newsome Homes

TRACT 1

SITUATED in Collin County, Texas; a part of the Samuel McFarland Survey, Abstract No. 558 and being a re-survey of all of a 1.418 acre tract as described in a deed from Roy McKinney of all to Southwestern Real Estate Corporation dated October 28, 1954, and recorded in Volume 525, Page 11 of Collin County Deed Records, and being a part of a 3.62 acre tract as described in a deed from McKinney Chamber of Commerce to Texas Textile Mills recorded in Volume 396, Page 41 of Collin County Deed Records; the said resurvey being more particularly described by metes and bounds as follows:

BEGINNING at iron stake in the Southwest corner of a tract of land conveyed to H. L. Andrews by G. E. Miller & Co. by deed dated May 31, 1961, and recorded in Volume 582, Page 146 of Collin County Deed Records. Said stake also being in the Northwest corner of the said 3.62 acre tract mentioned above;

THENCE SOUTH 89 degrees 34 minutes 09 seconds East with the South line of the said H. L. Andrews tract and North line of the said 3.62 acre tract a distance of 133.0 feet to an iron stake in the West line of Amcott Street. Said stake being 25 feet from the center from the center line of the 53 feet pavement;

THENCE SOUTH 01 degrees 09 minutes 24 seconds East with the West line of the said Amcott Street a distance of 520.11 feet to an iron stake in the south line of the said 3.62 acre tract;

THENCE SOUTH 89 degrees 51 minutes 55 seconds West with the South line of the said H. L. Arnold. a distance of 425.25 feet to an iron stake. Said stake also being West line of Chestnut Street extended;

THENCE NORTH 00 degrees 04 minutes 12 seconds East with the East line of the Northeast corner of the said H. L. Arnold tract a distance of 204.50 feet. Said stake also being in the East R.O.W line of MacDonald Street and at the beginning of a curve to the west having a radius of 1524.17', a central angle of 2 degrees 24 minutes 50 seconds, and a chord which bears north 40 degrees 15 minutes 45 seconds east, 64.21 feet;

THENCE along last mentioned curve to the left in a northeasterly direction, an arc distance of 64.22 feet to an iron stake;

THENCE NORTH 89 degrees 28 minutes 42 seconds East a distance of 164.76 feet to an iron stake;

THENCE NORTH 00 degrees 48 minutes 22 seconds West a distance of 266.53 feet to the POINT OF BEGINNING AND CONTAINING 3.62 ACRES OF LAND, more or less.

TRACT 2

SITUATED in the city of McKinney, Collin county, Texas, in the Samuel McFarland Survey, Abstract No. 558, and being a part of that tract parcel of land conveyed by Ariel Lane to T. J. Lane, Jr. by deed recorded in Volume 610, Page 24 of the Collin County Deed Records and being more particularly described as follows:

BEGINNING at a point in the Southeasterly right-of-way line of MacDonald Street, said point being a concrete monument which is 351.38 feet East and 198.99 feet North of the intersection of the center line of said Expressway with the center line of McMakin Street, City of McKinney, Texas at the beginning of a curve to the left having a radius of 4507.37 feet, a central angle of 2 degrees 5 minutes 56 seconds, and a chord which bears North 54 degrees 16 minutes 1 second East, 164.61 feet;

THENCE along last mentioned curve to the left in a northeasterly direction, an arc distance of 165.12 feet to an iron stake;

THENCE NORTH 89 degrees 52 minutes 31 seconds East a total distance of 229.75 feet to an iron stake;

THENCE SOUTH 01 degrees 18 minutes 50 seconds West for a distance of 272.57 feet to an iron stake.

THENCE NORTH 89 degrees 26 minutes 28 seconds West with the North ROW line of McMakin Street a total distance of 358.77 feet to an iron stake;

THENCE NORTH 00 degrees 40 minutes 12 seconds East a distance of 171.01 feet to the POINT OF BEGINNING AND CONTAINING 2.11 ACRES OF LAND, more or less.