

METES AND BOUNDS

LOT 20, BLOCK A

BEING a tract of land situated in Collin County, Texas and being Lot 20, Block A, of MEADOW RANCH ESTATES, a subdivision to Collin County, according to the revised map records in Volume F, Page 204, Collin County Map and Plat Records and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner 11.34 feet from on iron rod found for the northwest corner of Lot 1, William Martin Addition, recorded in Volume H, Page 525, Deed Records Collin County, Texas, said point being the northeast corner of said Lot 20, Block A, of Meadow Ranch Estates;

THENCE, South 01 degrees 31 minutes 35 seconds West, a distance of 213.25 feet along the east line of said Lot 20, Block A to a 1/2-inch iron rod found for corner on the west line of said Lot 1, William Martin Addition;

THENCE, North 74 degrees 21 minutes 10 seconds West, leaving the west line of Lot 1, William Martin Addition a distance of 213.49 feet to 1/2-inch iron rod found for corner on the south line of said Lot 20, Block A;

THENCE, North 88 degrees 05 minutes 54 seconds West, a distance of 252.07 feet along the south line of said Lot 20, Block A to a 1/2-inch iron rod set for corner on the east line of Meadow Ranch Road (a 60-foot right-of-way);

THENCE, North 01 degrees 32 minutes 00 seconds East, a distance of 178.50 feet to on 1/2-inch iron rod set for corner at the intersection of the east line of said Meadow Ranch Road and with the South line of State Highway 380 (140-foot right-of-way);

THENCE, South 88 degrees 36 minutes 00 seconds East, a distance of 359.05 feet along the south line of said State Highway 380 to on 1/2-inch iron rod set for corner on the north line of said Lot 20, Block A;

THENCE, South 77 degrees 17 minutes 24 seconds East, a distance of 101.97 feet along the north line of said Lot 20, Block A to the POINT OF BEGINNING and containing 87,122 square feet or 2.000 acres of land more or less.

METES AND BOUNDS

LOT 19, BLOCK A

BEING a tract of land situated in Collin County, Texas and being Lot 19, Block A, of MEADOW RANCH ESTATES, a subdivision to Collin County, according to the revised map records in Volume F, Page 204, Collin County Map and Plat Records and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner rod found for the southeast corner of Lot 20, Block A, of Meadow Ranch Estates, according to the revised map records in Volume F, Page 204, Collin County Map and Plat Records, said point being the northeast corner of said Lot 19, Block A, of Meadow Ranch Estates;

THENCE, South 01 degrees 31 minutes 35 seconds West, a distance of 150.47 feet along the east line of said Lot 19, Block A to a 1/2-inch iron rod found for corner on the west line of Lot 1, William Martin Addition, recorded in Volume H, Page 525, Deed Records Collin County, Texas;

THENCE, North 01 degrees 54 minutes 05 seconds West, a distance of 459.13 feet along the south line of said Lot 19, Block A to an 1/2-inch iron rod set for corner on the east line of Meadow Ranch Road (a 60-foot right-of-way);

THENCE, North 01 degrees 32 minutes 00 seconds West, a distance of 201.20 feet along the east line of said Meadow Ranch Road to an 1/2-inch iron rod set for corner);

THENCE, South 88 degrees 05 minutes 54 seconds East, leaving the east line of said Meadow Ranch Road, a distance of 252.07 feet along the north line of said Lot 19, Block A to a 1/2-inch iron rod set for corner;

THENCE, South 74 degrees 21 minutes 10 seconds East, a distance of 213.49 feet along the north line of said Lot 19, Block A to the POINT OF BEGINNING and containing 87,120 square feet or 2.000 acres of land more or less.