

METES AND BOUNDS DESCRIPTION

BEING all of that certain lot, tract or parcel of land situated in the JOAB BUTLER SURVEY, A-68, City of McKinney, Collin County, Texas, and being all of those same tracts of land described in deed as Parcels B, C & D to A&W Properties, J. V., recorded in Volume 5849, Page 4222 of the Deed Records of Collin County, Texas, and said composite tract being more particularly described as follows:

BEGINNING at a concrete monument found for earner in the southeast R.O.W. line of State Highway 5 (a variable width R.O.W.); said point being the southwest corner of that same tract of land described in deed to the State of Texas, recorded in Volume 409, Page 135 of the Deed Records of Collin County, Texas;

THENCE S 89°03'41" E, 945.44' along the south line of the State of Texas property to a TXDOT monument found at the southwest corner of that same tract of land described in deed to the State of Texas, recorded in Volume 5848, Page 4395 of the Deed Records of Collin County, Texas

THENCE S 89°29'50" E, 675.45' along the south line of the State of Texas property to a 5/8" iron rod found for corner in the west R.O. W. line of the Dallas Area Rapid Transit property; said point being on a curve to the left having a central angle of 05°30'36" and a radius of 2009.86' (Chord Bearing S 05°16'34" W, 193.21);

THENCE around said curve and along the west line of said Dallas Area Rapid Transit property, a distance of 193.28' to a 5/8" iron rod set for corner;

THENCE S 03°37'18" W, 278.24' along the west line of said Dallas Area Rapid Transit property to a 1/2" iron rod set at the northeast corner of Lot 1, Block A of Country Lane Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume L, Page 450 of the Plat Records of Collin County, Texas;

THENCE N 89°14'02" W, 1394.36' along the north line of said Lot 1 to a 1/2" iron rod found for corner in the north line of Lot 6, Block A of Minor Replat Of Lots SR, 6 & 7, Block A Of The Country Lane Addition, an addition to City of Mckinney, Collin County, Texas, recorded in Volume P, Page 920 of the Plat Records of Collin County, Texas;

THENCE N 88°52'43" W, 321.93' along the north line of Lots 6 & 7, Block A of said Minor Replat Of Lots 5R, 6 & 7, Block A Of The Country Lane Addition to a 1 /2" iron rod found for corner in the southeast line of State Highway 5; said point being on a curve to the right having a central angle of 04°54'29' and a radius of 5657.88' (Chord Bearing N 15°39'06" E, 484.51');

THENCE around said curve and along the southeast line of State Highway 5, a distance of 484.66' to the Point of Beginning and containing 782,822.38 square feet or 17.9711 acres of land.