

**Metes and Bounds Description: (353.485 Acres)**

Being a tract of land, situated in the H. T. Chenaweth Survey, Abstract No. 157, in Collin County, Texas, and being more particularly described, as follows:

**BEGINNING** at a point for corner, being in the southerly line of a tract of land, described by deed to Steven C. Smith, as recorded under Document No. 201027160089970, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same being 279.23' in the southerly line of said tract of land, described by deed to Lee E. Fawcett, Jr., as recorded under Document No. 20099077000903160, O.P.R.C.C.T.; same being the southwestern corner of a tract of land, described by deed to Joseph M. Patton and Evita R. Patton, as recorded in Volume 5171, Page 1, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said corner also being in the easterly line of a tract of land, described by deed to Tina Jean Phillips, as recorded under Document No. 201182600049460, O.P.R.C.C.T.;

**THENCE** in a westerly direction, along said County Road No. 405, the following (4) four courses and distances:

North 88°46'44" West, a distance of 1106.42' to a 1/2" iron rod with a red plastic cap found, for an angle point;

North 88°05'34" West, a distance of 438.99' to a mag nail found, for an angle point;

North 88°22'30" West, a distance of 863.88' to a mag nail found, for an angle point;

North 88°57'03" West, a distance of 1076.48' to a point for corner at the intersection of said County Road No. 405 and County Road No. 408, as recorded under Document No. 201182600049460, O.P.R.C.C.T.; same being the southwestern corner of a tract of land, described by deed to Joseph M. Patton and Evita R. Patton, as recorded in Volume 5171, Page 1, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said corner also being in the easterly line of a tract of land, described by deed to Tina Jean Phillips, as recorded under Document No. 201182600049460, O.P.R.C.C.T.;

**THENCE** in a northerly direction, along said County Road No. 337 (Turvin Road), the following (3) three courses and distances:

North 00°37'37" East, a distance of 722.48' to a point for corner, for an angle point;

North 00°40'21" East, a distance of 1399.17' to a point for corner, being the most westerly southwest corner of Tract 3, of **OWEN FARMS**, an addition to Collin County, Texas, as recorded in Volume 1, Page 184, of the Map Records, Collin County, Texas (M.R.C.C.T.), same being the northwestern corner of a tract of land, described by deed to Lee E. Fawcett, Jr., as recorded under Document No. 2018115001412960, O.P.R.C.C.T.;

North 00°14'34" East, a distance of 1548.70' to a 5/8" iron rod found for the northwestern corner of Tract 1, of said **OWEN FARMS**, same being the northwestern corner of a tract of land, described by deed to Gary Landon and Ingrid Boyce-Landon, as recorded under Document No. 200810700390010, O.P.R.C.C.T.;

**THENCE** South 88°11'07" East, generally along the northerly line of said **OWEN FARMS**, a distance of 1379.91' to a point for corner, said corner being the southwestern corner of a tract of land, described by deed to DeSai Holdings II, LLC, as recorded under Document No. 20150924001213810, O.P.R.C.C.T.;

**THENCE** in a northeasterly direction, generally along the northwesterly line of said DeSai Holdings II, LLC tract, the following (3) courses and distances:

North 19°51'50" East, a distance of 653.89' to a point for corner;

North 18°14'13" East, a distance of 571.04' to a point for corner;

North 11°47'54" East, a distance of 536.77' to a point for corner in County Road No. 408;

**THENCE** along said County Road No. 408, in an easterly direction, the following (7) courses and distances:

South 87°56'37" East, a distance of 437.06' to a point distance for corner;

North 86°25'28" East, a distance of 232.80' to a point for corner;

South 86°24'36" East, a distance of 200.18' to a point for corner;

North 81°49'53" East, a distance of 143.15' to a point for corner;

North 69°16'36" East, a distance of 202.85' to a point for corner;

North 77°50'46" East, a distance of 92.64' to a point for corner;

North 86°26'54" East, a distance of 76.17' to a point for corner;

**THENCE** South 01°15'45" East, over and across said County Road No. 408, a distance of 118.27' to a 5/8" iron rod found in the easterly line of said DeSai Holdings II, LLC tract, same being the northwestern corner of Lot 1, of **NEW HOPE HEIGHTS ADDITION**, an addition to Collin County, Texas, as recorded in Volume C, Page 471, M.R.C.C.T.;

**THENCE** South 03°21'43" East, along the common line between said DeSai Holdings II, LLC tract and said Lot 1, a distance of 925.81' to a point for corner, being the southwestern corner of said Lot 1, same being the northwestern corner of a tract of land, described by deed to Scott Jackson Kuehn and Julie Lynn Kuehn, as recorded under Document No. 2019101001222800, O.P.R.C.C.T.;

**THENCE** South 01°34'12" East, a distance of 577.70' to a point for corner, being the southwestern corner of said Kuehn tract, same being the northwestern corner of a tract of land, described by deed to Leonard W. Shorethorse and wife, Readee M. Shorethorse, as recorded under Document No. 2012092100193230, O.P.R.C.C.T.;

**THENCE** South 03°09'24" East, a distance of 207.60' to a point for corner, being the southeasterly corner of said DeSai Holdings II, LLC tract, same being the northeasterly corner of Tract 12, of said **OWEN FARMS**.

**THENCE** in a southerly direction, the following (3) three courses and distances:

South 01°47'56" East, a distance of 1307.14' to a point for an point;

South 18°31'17" East, a distance of 735.57' to 606'-nail found for an angle point;

South 00°32'24" East, a distance of 439.30' to a point for corner, being the southeasterly corner of Tract 13, of said **OWEN FARMS**, same being the northwestern corner of a tract of land, described by deed to Violeta Molina and spouse, Lone Molins, as recorded under Document No. 20190802000925010, O.P.R.C.C.T.;

**THENCE** North 89°31'51" West, along the common line between said Tract 13 and Molins tract, a distance of 35.11' to a point for corner, being the approximate northwestern corner of an Annexation to the City of McKinney, Ordinance No. 94-03-09;

**THENCE** along the approximate west line of said Annexation, the following (5) five courses and distances:

South 04°03'02" East, a distance of 148.40' to a point for corner;

South 12°12'12" East, a distance of 42.17' to a point for corner;

South 01°03'48" East, a distance of 234.81' to a point for corner;

South 01°40'47" East, a distance of 1016.00' to a point for corner;

South 01°42'39" East, a distance of 443.28' to the **POINT OF BEGINNING** and containing 15,397.800 square feet or 353.485 acres of land, more or less.

**ABBREVIATIONS**

IR.F.	= Iron Rod Found
(C.M.)	= Controlling Monument
C.I.F.F.	= Capped Iron Rod Found
C.I.F.S.	= 1/2" Iron rod with yellow plastic cap stamped "RPLS 5688" set
M.R.C.C.T.	= Map Records, Collin County, Texas
D.R.C.C.T.	= Deed Records, Collin County, Texas
O.P.R.C.C.T.	= Official Public Records, Collin County, Texas



**BOUNDARY EXHIBIT**  
**353.485 Acres**  
**H. T. Chenaweth Survey,**  
**Abstract No. 157**  
**Collin County, Texas**

**North Texas**  
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