

METES AND BOUNDS

BEGINNING at a point in the south line of Silverado Trail (a variable width right of way);

THENCE along the south line of said Silverado Trail as follows:

NORTH 89°21'19" EAST a distance of 106.55 feet to a 5/8 inch iron rod found for the beginning of a curve to the left having a radius of 900.00 feet and a chord bearing of NORTH 85°43'48" EAST;

Along said curve to the left through a central angle of 07°15'02" for an arc length of 113.89 feet to a 5/8 inch iron rod found for corner;

NORTH 82°06'18" EAST a distance of 82.39 feet to a 5/8 inch iron rod found for corner in the west line of Creekside at Craig Ranch Phase 1 as recorded in Cabinet 2015, Page 101, Plat Records, Collin County, Texas;

THENCE departing the proposed south line of said Silverado Trail and along said Creekside at Craig Ranch Phase 1, SOUTH 00°24'00" EAST a distance of 633.42 feet to a 5/8 inch iron rod set for corner in the north line of McCutchins Drive (a variable width right of way);

THENCE along the north line of said Proposed McCutchins Drive as follows:

SOUTH 89°21'40" WEST a distance of 113.67 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 465.00 feet and a chord bearing of NORTH 85°29'44" WEST;

Along said curve to the right through a central angle of 10°17'11" for an arc length of 83.48 feet to a 5/8 inch iron rod found for corner;

NORTH 80°21'09" WEST a distance of 77.51 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 238.00 feet and a chord bearing NORTH 79°18'00" WEST;

Along said curve to the right through a central angle of 02°06'19" for an arc length of 8.74 feet to a 5/8 inch iron rod found for corner;

NORTH 78°15'13" WEST a distance of 45.76 feet to 5/8 inch iron rod found for corner in the east line of Lot 1, Block A of the SEC Custer Silverado Addition as recorded in Cabinet 2022, Page 376, Plat Records, Collin County, Texas;

THENCE departing the proposed north line of said McCutchins Drive and along said Lot 1, Block A SEC Custer Silverado Addition, NORTH 11°44'47" EAST a distance of 76.27 feet to a 5/8 inch iron rod found for corner;

NORTH 00°24'00" WEST a distance of 507.11 feet to the POINT OF BEGINNING;

CONTAINING 4.264 acre or 185,746 square feet of land more or less.