

METES AND BOUND DESCRIPTION

Being all that certain lot, tract, or parcel of land situated in the Samuel Sloan Survey, Abstract No. 791, Collin County, Texas, and being all of that certain tract described in deed to Jon W. Bayless, recorded in Document Number 98-0019490 DRCCT, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the north line of Farm To Market Road 1378 (a 90 foot right-of-way, also known as Country Club Road) for the southeast corner of said Bayless tract, and being the southwest corner of Lot 9R1 of The Woods of Ascot Heath, an addition to Collin County according the plat thereof, recorded in Cabinet 2011, Page 242 of the Plat Records, Collin County, Texas (PRCCT);

THENCE along the common line between said Bayless tract and said road, along an arc to the left, with a radius of 327.70 feet, an arc length of 136.15 feet, with a central angle of 23 deg. 48'16", whose long chord bears N 77 deg. 16'18" W, 135.17 feet, to a point for corner;

THENCE N 88 deg. 54'01" W, 119.34 feet continuing along said line, to a 1/2" capped iron rod found for the common corner between said Bayless tract and the southeast corner of Honey Creek Partners tract, as recorded in Document Number 2005-0178038 of the Deed Records, Collin County, Texas (DRCCT);

THENCE N 01deg. 16'28" E, 202.78 feet along the common line between said Honey Creek Partners tract and said Bayless tract to a 1/2 " capped iron rod found;

THENCE N 78deg. 14'55" W, 18.07 feet continuing along said common line to a 1/2" iron found;

THENCE N 01deg. 12'01" E, 39.39 feet continuing along said common line between said Bayless tract and said Honey Creek Partners tract to a 1/2" iron found for the northwest corner of said Bayless tract, said corner also being the common corner of said Honey Creek Partners tract and the southwest corner of Lot 8R of The Woods of Ascot Heath;

THENCE S 88deg. 55'09" E, 172.62 feet along the common line between said Bayless tract and said Lot 8R, to a 1/2" iron rod found;

THENCE S 43deg. 53'40" E, 136.12 feet continuing along said common line to a 1/2" iron rod found the common corner between Lots 8R and 9R1;

THENCE S 01deg. 07'07" W, 176.56 feet along the common line between said Bayless tract and said Lot 9R1 to the POINT OF BEGINNING, and containing 58,997.989 square feet, or 1.354 acres of land.

LEGAL DESCRIPTION
3,620 SQ. FT. / 0.0831 ACRES

BEING a 3,620 sq. ft. tract of land situated in the Samuel Sloan Survey, Abstract 791, Collin County, Texas, being part of that called 5.140 acre tract of land conveyed by deed to Honey Creek Partners, L.P., recorded in Document No. 2005-0178038, Real Property, Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the northerly right-of-way line of F.M. 1378 (Country Club Road) (a 90' R.O.W.), said point being the southeast corner of said called 5.140 acre tract of land and also being the southwest corner of that tract of land conveyed by deed to Jon W. Bayless, recorded in Document No. 98-0019490, Real Property Records, Collin County, Texas;

THENCE N 88 deg. 35 min. 45 sec. W, along the northerly right-of-way line of said F.M. 1378 (Country Club Road), a distance of 17.63 feet to a point for corner in the west line of said Samuel Sloan Survey and the east line of the Martin Hart Survey, Abstract No. 447;

THENCE N 01 deg. 13 min. 48 sec. E, along the common line of said Samuel Sloan Survey and the Martin Hart Survey, a distance of 206.03 feet to 1/2" iron rod found for corner in the common line of said called 5.140 acre tract of land and the said Jon W. Bayless tract of land;

THENCE S 78 deg. 14 min. 48 sec. E, along the common line of said called 5.140 acre tract of land and the Jon W. Bayless tract of land, a distance of 18.09 feet to a 1/2" iron rod found for corner;

THENCE S 01 deg. 16 min. 31 sec. W, along the said common line, a distance of 202.78 feet to the POINT OF BEGINNING and containing 3,620 sq. ft. or 0.0831 acre of land.