

BEING LOT 1 IN BLOCK A, OF WESLEY METHODIST ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME N, PAGE 802, MAP RECORDS, COLLIN COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MCKINNEY BY RIGHT OF WAY DEED FILED 07/07/2015, RECORDED IN CC#20150707000830920, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, WESTLY METHODIST ADDITION, SAME POINT BEING THE NORTHWEST CORNER OF LOT 1 IN BLOCK A OF RAINTREE ESTATES, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF DOGWOOD TRAIL (A 60 FOOT RIGHT-OF-WAY);

THENCE NORTH 02° 10' 00" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID DOGWOOD TRAIL, AND ALONG THE WEST LINE OF SAID WESTLEY METHODIST ADDITION FOR A DISTANCE OF 214.20' TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF A 0.024 ACRE RIGHT- OF-WAY DEDICATION RECORDED BY AFOREMENTIONED PLAT IN VOLUME N, PAGE 802;

THENCE SOUTH 87° 50' 00" EAST AND CONTINUING ALONG SAID 0.024 ACRE RIGHT-OF-WAY FOR A DISTANCE OF 5.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 02° 10' 00" EAST AND CONTINUING ALONG SAID 0.024 ACRE RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID WESLEY METHODIST ADDITION FOR A DISTANCE OF 157.30 TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 55° 18' 08" EAST AND FOLLOWING ALONG THE NORTHWEST CORNER CLIP OF SAID WESLEY METHODIST ADDITION FOR A DISTANCE OF 8.35 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A 0.1372 ACRE RIGHT-OF-WAY DEDICATION, RECORDED UNDER DOCUMENT NO. 20150707000830920;

THENCE SOUTH 87° 52' 00" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 0.1375 ACRE RIGHT-OF-WAY DEDICATION AND THE NORTH LINE OF SAID WESLEY METHODIST ADDITION FOR A DISTANCE OF 604.54 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 0.1372 ACRE RIGHT-OF-WAY DEDICATION, AND ALSO BEING THE NORTHEAST CORNER OF SAID WESLEY METHODIST ADDITION, AND ALSO BEING THE NORTHWEST CORNER OF LOT 4, BLOCK A OF THE LPC JOIN VENTURE, AS RECORDED UNDER VOLUME 2009, PG. 99;

THENCE SOUTH 02° 10' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 4, BLOCK A AND PASSING THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK A AT A DISTANCE OF 163.25 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3, BLOCK A OF THE LPC JOINT VENTURE, AS RECORDED UNDER VOL. 2009, PG. 99 AND CONTINUING ALONG THE WEST LINE OF SAID LOT 3, BLOCK A FOR A TOTAL DISTANCE OF 376.50 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID WESLEY METHODIST ADDITION, SAID POINT ALSO BEING A POINT IN THE NORTH LINE OF LOT 8, BLOCK A OF THE RAINTREE ESTATES;

THENCE NORTH 87° 52' 00" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID WESLEY METHODIST ADDITION FOR A DISTANCE OF 616.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.3071 ACRES OF LAND, MORE OR LESS.