

LEGAL DESCRIPTION (QT-963)

BEING a tract of land located in the City of McKinney, Collin County, Texas, part of the T. J. McDonald Survey, Abstract No. 576, being part of that 14.209 acre tract of land described in deed to Oakwood Village Apartments, Inc. as recorded under County Clerk's File No. 20060620000844730, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" at the intersection of the east right-of-way line of U.S. Highway 75 (178.00 feet from centerline) and the north right-of-way line of Wilmeth Road (variable width R.O.W.), being the southeast corner of a 0.1695 acre tract described in deed to the State of Texas as recorded under County Clerk's File No. 20080220000199440, Deed Records, Collin County, Texas;

THENCE, along the east right-of-way line of U.S. Highway 75 and the east line of said 0.1695 acre tract, North 12 degrees 26 minutes 46 seconds East, a distance of 15.00 feet to the POINT OF BEGINNING;

THENCE, continuing along the east right-of-way line of U.S. Highway 75 and the east line of said 0.1695 acre tract, North 12 degrees 26 minutes 46 seconds East, a distance of 327.18 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" for corner;

THENCE, departing the east right-of-way line of U.S. Highway 75 and the east line of said 0.1695 acre tract, South 77 degrees 33 minutes 14 seconds East, a distance of 50.40 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

THENCE, South 00 degrees 44 minutes 59 seconds East, a distance of 18.13 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

THENCE, North 89 degrees 15 minutes 01 seconds East, a distance of 271.19 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199"

THENCE, North 00 degrees 44 minutes 59 seconds West, a distance of 157.22 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199" in the north line of said 14.209 acre tract and being in the south line of the remainder of that 22.880 acre tract of lane described in Deed to Mary C. Armstrong as recorded under County Clerk's File No. 20080905001077920, Deed Records, Collin County, Texas;

THENCE, along north line of said 14.209 acre tract and the south line of said 22.880 acre tract, North 89 degrees 36 minutes 00 seconds East, a distance of 414.67 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

THENCE, departing the north line of said 14.209 acre tract and the south line of said 22.880 acre tract, South 00 degrees 44 minutes 59 seconds East, a distance of 504.62 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199", being in the south line of said Wilmeth Road;

THENCE, along the south line of said 14.209 acre tract and the north right-of-way line of Wilmeth Road as follows:
South 89 degrees 15 minutes 00 seconds West, a distance of 140.32 feet to an aluminum TXDOT monument found;
North 87 degrees 36 minutes 00 seconds West, a distance of 380.86 feet to an aluminum TXDOT monument found;

THENCE, North 85 degrees 46 minutes 00 seconds West, a distance of 278.54 feet to a 5/8" iron rod set with plastic cap stamped "R.P.L.S. 5199";

THENCE, North 36 degrees 39 minutes 37 seconds West, a distance of 19.64 feet to the POINT OF BEGINNING and containing 325,712 square feet or 7.4773 acres of land more or less.