

LEGAL DESCRIPTION – LOT 12R1, BLOCK B:

BEING a tract of land situated in the City of McKinney, Collin County, Texas, being all of Lot 12R1, Block B, of LOTS 12R1 AND 13R1, BLOCK B, WILSON CREEK CROSSING, an addition to the City of McKinney, Collin County, Texas according to the plat thereof, recorded under Cabinet 2020, Page 570, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows;

BEGINNING at a one-half inch iron rod with cap stamped “BOHLER ENG” set (hereinafter called “capped iron rod set” at the northeast corner of said Lot 12R1, said iron rod being at the southeast corner of Lot 13R1, said Block B and said iron rod being in the west line of Lake Forest Drive(a variable width public right-of-way);

THENCE South 15 degrees 24 minutes 51 seconds West, a distance of 94.87 feet along the east line of said Lot 12R1 and along the west line of Lake Forest to a one-half inch iron rod with cap stamped “RPLS 4613” found for corner;

THENCE Southwesterly a distance of 51.75 feet along the east line of said Lot 12R1, along the west line of Lake Forest Drive and along a non-tangent curve to the left, having a central angle of 02 degrees 03 minutes 33 seconds, a radius of 1,440.00 feet, and whose chord bears South 14 degrees 27 minutes 42 seconds West a distance of 51.75 feet to a capped iron rod set at the southeast corner of said Lot 12R1, said iron rod being at the northeast corner of Lot 11, Block B of Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas according to the plat thereof, recorded in Cabinet 2018, Page 764, (O.P.R.C.C.T.);

THENCE North 74 degrees 35 minutes 08 seconds West, a distance of 255.77 feet along the south line of said Lot 12R1 and along the north line of said Lot 11 to a one-half inch iron rod with cap stamped “WAI 5714” found at the southwest corner of said Lot 12R1, said iron being at the northwest corner of said Lot 11 and said iron rod being in the east line of Lot 16, Block B of Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas according to the plat thereof, recorded in Cabinet 2018, Page 764, (O.P.R.C.C.T.);

THENCE North 15 degrees 24 minutes 52 seconds East, a distance of 146.61 feet along the west line of said Lot 12R1 and along the east line said Lot 16 to a point for corner at the northwest corner of said Lot 12R1, said point being at the southwest corner of said Lot 13R1, from which a one-half inch iron rod with broken cap stamped “WAI 5714” bears South 21 degrees 50 minutes 21 seconds West, a distance of 0.63 feet;

THENCE South 74 degrees 35 minutes 08 seconds East a distance of 254.91 feet along the north line of said Lot 12R1 and along the south line of said Lot 13R1 to the **POINT OF BEGINNING** containing 37,387 square feet and 0.8583 acres of land.