

METES AND BOUNDS

Being a lot, tract or parcel of land situated in the Samuel McFall Survey, Abstract No. 641, City of McKinney, Collin County, Texas, and being a tract of land conveyed to Ollin R. Taylor by deed recorded in Volume 1179, Page 720, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 /2 inch iron rod found for corner, said corner being the Southeast corner of Brookwood Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 396, Plat Records, Collin County, Texas, said corner being along the North right of way line of W. White Avenue (50 foot right of way):

THENCE North 0 1 degrees 44 minutes 15 seconds West along the East line of said Brookwood Addition, a distance of 494.77 feet to a point for corner;

THENCE South 87 degrees 58 minutes 12 seconds East, a distance of 127.72 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 1, Block A, Central Church of Christ Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2011, Page 51, Plat Records, Collin County, Texas;

THENCE South 00 degrees 25 minutes 17 seconds West along the West line of Lot 1, Block A of said Central Church of Christ Addition, a distance of 491.07 feet to an "X" found in concrete for corner, said corner being along the North line of said W. White Avenue;

THENCE North 89 degrees 27 minutes 23 seconds West along the North line of said W. White Avenue, a distance of 109.03 feet to the POINT OF BEGINNING and containing 58,300 square feet or 1.34 acres of land.