

WHEREAS, WESTERRA STONEBRIDGE, L.P., a Delaware limited partnership, is the owner of that certain tract of land situated in the ANDREW S. YOUNG SURVEY, Abstract Number 1037, in the City of McKinney, Collin County, Texas, being part of Tract 4A described in Special Warranty Deed from Stonebridge Ranch Development Corporation, a Delaware corporation, to Westerra Stonebridge, L.P., a Delaware limited partnership, as filed for record under Clerk's File Number 96-0106740 of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGIN at a 1/2" capped iron rebar (PETSCHÉ & ASSOC. INC.) found at the intersection of the north right-of-way line of Eldorado Parkway (a variable width right-of-way), according to the Record Plat of ELDORADO PARKWAY WEST, as recorded in Cabinet L, Page 574 of the Plat Records of Collin County, Texas, with the east right-of-way line of F. M. Highway Number 2478 (a 90 foot right-of-way), known locally as Custer Road;

THENCE N00°44'43"E, along the east right-of-way line of said F. M. Highway Number 2478, a distance of 552.81 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC. INC.) found for corner, same being the southwest corner of FOUNTAINVIEW PHASE ONE, according to the Record Plat thereof, as recorded in Cabinet N, Page 123 of the Plat Records of Collin County, Texas, which corner is the beginning of a non-tangent curve having a central angle of 51°52'35" and a radius of 509.99 feet, from which a radial line bears S37°55'40"W;

THENCE in a southerly direction, departing the east right-of-way line of said F. M. Highway Number 2478 and crossing said Tract 4A, the following two (2) courses:

- 1.) southeast, a distance of 461.75 feet along the arc of said curve to the right to a 1/2" capped iron rebar (PETSCHÉ & ASSOC. INC.) set at the point of tangency of said curve;
- 2.) S00°11'45"E, a distance of 174.24 feet

to a 1/2" capped iron rebar (PETSCHÉ & ASSOC. INC.) set for corner at the beginning of a non-tangent curve in the north right-of-way line of aforesaid Eldorado Parkway, said curve having a central angle of 07°23'02" and a radius of 265.00 feet, from which a radial line bears S07°11'17"W;

THENCE in a westerly direction, along the north right-of-way line of said Eldorado Parkway, the following three (3) courses:

- 1.) northwest, a distance of 34.15 feet along the arc of said curve to the left to a 1/2" capped iron rebar (PETSCHÉ & ASSOC. INC.) found at the point of tangency of said curve;
- 2.) S89°48'15"W, a distance of 150.00 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC. INC.) found for corner;
- 3.) N44°43'31"W, a distance of 28.76 feet

to the POINT OF BEGINNING, containing within these calls 2.082 acres or 90,672 square feet of land, MORE OR LESS.

WHEREAS, WESTERRA STONEBRIDGE L.P., a Delaware limited partnership, is the owner of that certain tract of land situated in the A. S. YOUNG SURVEY, ABSTRACT NUMBER 1037, in the City of McKinney, Collin County, Texas, and being part of Tract 4A described in Special Warranty Deed from STONEBRIDGE RANCH DEVELOPMENT CORPORATION, a Delaware corporation to WESTERRA STONEBRIDGE, L.P., a Delaware limited partnership, as filed for record under Clerk's File No. 96-0106740 of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at the southwest corner of FOUNTAINVIEW PHASE ONE, according to the Record Plat thereof, as filed for record in Cabinet N, Page 123 of the Plat Records of Collin County, Texas, said corner also being on the east right-of-way line of Custer Road (F.M. 2478);

THENCE in an easterly direction, departing said east right-of-way line of Custer Road, along the south boundary of said FOUNTAINVIEW PHASE ONE, said boundary also being the south boundary of PARCEL 808, according to the Final Boundary Plat thereof, as filed for record in Cabinet L, Page 815 of the Plat Records of Collin County, Texas, the following three (3) courses:

- 1.) N90°00'00"E, a distance of 260.10 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at the point of curvature of a curve having a central angle of 22°28'55", a radius of 740.00 feet and a tangent length of 147.07 feet;
- 2.) along the arc of said curve to the left, a distance of 290.37 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at the point of tangency of said curve;
- 3.) N67°31'04"E, at a distance of 918.95 feet pass a 1/2" capped iron rebar (CARTER & BURGESS) found at a southeast corner of said FOUNTAINVIEW PHASE ONE, a total distance of 1356.41 feet

to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE S10°28'00"E, a distance of 647.86 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner on the north boundary of ELDORADO PARKWAY WEST, according to the Record Plat thereof, as filed for Record in Cabinet L, Page 574 of Plat Records of Collin County, Texas, said corner also being on non-tangent curve from which a radial line bears S11°06'38"E, said curve having a central angle of 11°22'18", a radius of 1960.00 feet, and a tangent length of 195.14 feet;

THENCE in a westerly direction, along said north boundary of said ELDORADO PARKWAY WEST, the following five (5) courses:

- 1.) along the arc of said curve to the left, a distance of 389.01 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at the point of tangency of said curve;
- 2.) S67°31'04"W, a distance of 826.64 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at the point of curvature of a curve having a central angle of 20°40'48", a radius of 1340.00 feet, and a tangent length of 244.49 feet;
- 3.) along the arc of said curve to the right, a distance of 483.65 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at the point of compound curvature of another curve having a central angle of 17°41'16", a radius of 235.00 feet, and a tangent length of 36.56 feet;
- 4.) along the arc of said curve to the right, a distance of 72.55 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found at a point of reverse curvature of another curve having a central angle of 8°41'52", a radius of 265.00 feet and a tangent length of 20.15 feet;
- 5.) along the arc of said curve to the left, a distance of 40.23 feet

to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE in a northwesterly direction, departing the north boundary of said ELDORADO PARKWAY WEST, the following two (2) courses:

- 1.) N 00°11'45" W, a distance of 174.24 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set at the point of curvature of a curve having a central angle of 51°52'35", a radius of 509.99 feet, and a tangent length of 248.05 feet;
- 2.) along the arc of said curve to the left, a distance of 461.75 feet

back to the POINT OF BEGINNING, containing 24.724 acres of land, MORE OR LESS.