

LOT 1, BLOCK A
BLUESTEM ADDITION

All that tract or parcel of land, lying and being in the Henry Slack Survey, Abstract Number 840, in the City of McKinney, Collin County, Texas, and being Lot 1, Block A of Bluestem Addition, as recorded in Instrument Number 20180607010002650, Collin County records and being more particularly described by the following metes and bounds:

Beginning at a point located on the north corner of the above referenced Lot 1 and being located on the southerly right of way line of South Bluestem Drive, a 60 foot wide public right-of-way) as shown on said instrument; thence running with the boundary of herein described Lot 1, South 63°55'24" East 425.04 feet to a point; thence North 89°22'35" East 40.68 feet to a point; thence South 24°39'26" East 72.78 feet to a point; thence South 26°04'36" West 894.37 feet to a point located on the north right-of-way line of Hidden Haven Drive, a 60 foot wide public right – of-way) as shown on said instrument; thence running with said right-of-way line, 622.85 feet along an arc of a non-tangent curve to the right and having a radius of 1392.77 feet and a chord bearing and distance of North 37°28'26" West 617.67 feet to a point; thence North 24°39'45" West 178.80 feet to a point; thence North 19°09'01" East 21.65 feet to a point located on the aforesaid southerly right-of-way line of South Bluestem Drive; thence running with said right-of-way line, 550.33 feet along a non-tangent curve to the left, having a radius of 905.00 feet and a chord bearing and distance of North 45°04'02" East 541.89 feet to the point of beginning.

Bearings based on Instrument 20180607010002650.

Said tract contains 10.773 acres more or less.

The above description is based on the approved and recorded plat of Lot 1, Block A, Bluestem Addition as recorded in Instrument Number 20180607010002650. This legal description is not based on a boundary survey.