

METES AND BOUNDS DESCRIPTION

Being a **4.037** acre tract of land located in the Tolo Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas and being all of a tract of land to Mickey Beatty, John M Loucel and Kenneth E Lusk per Special Warranty Deed recorded in cc# 20070320000377350, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner located in the east line of State Highway No. 5 (variable width at this point) and also being the northwest corner of a tract of land to Azam Mirbaghery, per cc# 20110726000776080, Official Public Records, Collin County, Texas;

THENCE along the east line of State Highway No. 5 and being the beginning of a curve to the left with a radius of 3869.99 feet and a chord bearing of NORTH 10°05'44" EAST;

ALONG said curve to the left through a central angle of **8°42'26"** for an arch length of **588.119** feet to a Metal post found for corner and being the southwest corner of a tract of land to Alejandro & Alicia Diaz per Volume 5013, Page 4247, Deed Records, Collin County, Texas;

THENCE along the common line of said 4.037 acre tract and said Diaz tract, **SOUTH 89°42'30" EAST** a distance of **297.05** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being located in the west line of Trinity Heights Phase One Addition, recorded in Cabinet P, Slide 324, Plat Records, Collin County, Texas;

THENCE along the common line of said 4.037 acre tract and said Trinity Heights Phase One Addition, **SOUTH 01°41'27" WEST** a distance of **284.65** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

THENCE continuing along the common line of said 4.037 acre tract and said Trinity Heights Phase One Addition, **SOUTH 01°49'07" WEST** a distance of 231.57 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the north east corner of said Azam Mirbaghery tract;

THENCE along the north line of said Azam Mirbaghery tract as follows:

NORTH 88°10'53" WEST a distance of **123.32** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

SOUTH 76°02'31" WEST a distance of **268.97** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **4.037** acres or 175,842 square feet of land more or less.