

Metes and Bounds Description

WHEREAS D. R. Horton-Texas, Ltd. Is the owner of a tract of land located in the City of McKinney, Collin County, Texas, being part of a called 333.861 acre tract of land described in deed to D. R. Horton-Texas, Ltd by deed recorded in Volume 6051, Page 44, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped (JBI) found at the most easterly northeast corner of Valor Pointe ~ Phase 11 of the Reserve at Westridge, an addition to the City of McKinney as recorded in Volume 2013, Page 161, Collin County Plat Records, said point being the west right-of-way line of Independence Parkway (a variable width right-of-way);

Thence along the northerly lines of said Valor Pointe ~ Phase 11 of the Reserve at Westridge as follows:

South 89 degrees 53 minutes 59 seconds West, 20.00 feet to a one-half inch iron rode with yellow cap stamped (JBI) found for corner;

North 74 degrees 42 minutes 22 seconds West, 107.90 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

South 89 degrees 54 minutes 00 seconds West, 190.19 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 00 degrees 12 minutes 59 seconds West, 196.68 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 26 degrees 29 minutes 24 seconds West, 82.29 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 49 degrees 39 minutes 51 seconds West, 62.13 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 00 degrees 20 minutes 43 seconds West, 20.00 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner in the south right-of-way line of Virginia Parkway (a variable width right-of-way);

THENCE along the south right-of-way line of Virginia Parkway as follows:

North 89 degrees 18 minutes 44 seconds East, 48.35 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner;

South 86 degrees 29 minutes 51 seconds East, 165.47 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner;

North 89 degrees 40 minutes 14 seconds East, 125.05 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC) found for corner;

Southeasterly, 106.48 feet along a curve to the right having a central angle of 91 degrees 44 minutes 44 seconds, a radius of 66.50 feet, a tangent of 68.56 feet, and whose chord bears South 44 degrees 29 minutes 28 seconds East, 95.47 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner in the west right-of-way line of Independence Parkway;

THENCE along the west right-of-way line of Independence Parkway as follows:

Southwesterly, 89.11 feet along a curve to the right having a central angle of 02 degrees 38 minutes 39 seconds, a radius of 1931.00 feet, a tangent of 44.56 feet, and whose chord bears South 02 degrees 43 minutes 13

seconds West, 89.10 feet to a one-half inch iron rod with yellow cap stamped (PETSCHÉ & ASSOC., INC.) found for corner;

Southwesterly, 79.75 feet along a curve to the left having a central angle of 04 degrees 11 minutes 52 seconds, a radius of 1088.50 feet, a tangent of 39.89 feet, and whose chord bears South 02 degrees 08 minutes 00 seconds West, 79.73 feet to a one-half inch iron rod with yellow cap stamped (PETSCHÉ & ASSOC., INC.) found for corner;

South 00 degrees 34 minutes 51 seconds East, 112.94 feet to the **POINT OF BEGINNING** and containing 108,838 square feet or 2.499 acres of land.

Bearings based on the monuments found along the north line of Valor Point ~ Phase 11 of the Reserve at Westridge, an addition to the City of McKinney as recorded in Volume 2013, Page 161, Collin County Plat Records.