

LEGAL DESCRIPTION (4.994 Acres)

BEING a tract of land located in the City of McKinney, Collin County, Texas, being part of the Joel Stewart Survey, Abstract No. 838, being all of that tract of land described in deed to HRC WCD Partners, L.P. recorded as County Clerk's File No. 20061103001578560, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a "P-K" nail found for the southwest corner of said HRC WCD Partners, L.P. tract, said point being the at the centerline intersection of Baxter Well Road (unrecorded R.O.W.) and County Road No. 1205 (unrecorded R.O.W.);

THENCE, along the west line of said HRC WCD Partners, L.P. tract and the centerline of County Road No. 1205, North 00 degrees 00 minutes 01 seconds West for a distance of 788.35 feet to a one-half inch iron rod found for the northwest corner of said HRC WCD Partners, L.P. tract;

THENCE, along the north line of said HRC WCD Partners, L.P. tract, North 89 degrees 20 minutes 59 seconds East for a distance of 262.88 feet to a one-half inch iron rod found for the northeast corner of said HRC WCD Partners, L.P. tract;

THENCE, along the east line of said HRC WCD Partners, L.P. tract as follows:

South 03 degrees 11 minutes 01 seconds East for a distance of 241.05 feet to a one-half inch iron rod found;

South 00 degrees 34 minutes 38 seconds East for a distance of 546.48 feet to a one-half inch iron rod found for the southeast corner of said HRC WCD Partners, L.P. tract, being in the centerline of Baxter Well Road;

THENCE, along the south line of said HRC WCD Partners, L.P. tract and the centerline of Baxter Well Road, South 89 degrees 08 minutes 40 seconds West a distance of 281.78 feet to the **POINT OF BEGINNING** and containing 217,536 square feet or 4.994 acres of land;

NOTICE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.