

All that certain lot, tract, or parcel of land, being part of the A.S. Young Survey, Abstract No. 1037, and being part of the J. Magner Survey, Abstract No. 623, and being part of the J.J. Naugle Survey, Abstract No. 662, Collin County, Texas, and being part of Lot 2, Block A, Parcel 813B as shown by the Conveyance Plat recorded in Document No. 20130611010001730 of the Plat Records of Collin County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a ½" iron rod (found) for the Northwest corner of the above mentioned Lot 2, the North corner of Parcel 813A, Phase II as shown by plat of same recorded in Cabinet L, Pages 576-577, in the South right of way of Eldorado Parkway, in a curve to the right;

THENCE with a curve to the right having a radius of 1840.00 ft., a chord of South 89 deg. 19 min. 37 sec. East - 1143.32 ft., a distance of 1162.56 ft. to a ½" iron rod (found) for corner and the p.c.c. of a curve to the right;

THENCE easterly with the South right of way of Eldorado Parkway, the North line of Lot 2, with a compound curve to the right having a radius of 235.00 ft., a chord of South 61 deg. 57 min. 03 sec. East - 74.90 ft., a distance of 75.22 ft. to a ½" iron rod (found) for the p.r.c. of a curve to the left;

THENCE easterly with the South right of way of Eldorado Parkway, the North line of Lot 2, with a reverse curve to the left having a radius of 265.00 ft., a chord of South 60 deg. 32 min. 32 sec. East - 70.41 ft., a distance of 70.62 ft. to a ½" iron rod (found) for corner;

THENCE easterly with the South right of way of Eldorado Parkway, the North line of Lot 2, South 68 deg. 09 min. 18 sec. East a distance of 125.08 ft. to a ½" iron rod (found) for corner and South 26 deg. 21 min. 33 sec. East a distance of 27.32 ft. to a ½" iron rod (set) for the Northeast corner of Lot 2, in the West right of way of Stonebridge Drive, in a curve to the left;

THENCE southerly with the West right of way of Stonebridge Drive, the East line of Lot 2, with a curve to the left having a radius of 18883.54 ft., a chord of South 21 deg. 10 min. 56 sec. West - 34.90 ft., a distance of 34.90 ft. to a ½" iron rod (found) for the p.t. of same;

THENCE South 21 deg. 09 min. 28 sec. West with the West right of way of Stonebridge Drive, the East line of Lot 2, a distance of 561.84 ft. to a "X" cut (found) for the Southeast corner of same, the Northeast corner of Lot 1, Block A;

THENCE North 68 deg. 50 min. 07 sec. West with the South line of Lot 2, the North line of Lot 1, a distance of 75.20 ft. to a "X" cut (found) for corner at the p.c. of a curve to the left;

THENCE southwesterly with the South line of Lot 2, the North line of Lot 1, with a curve to the left having a radius of 38.00 ft., a chord of South 72 deg. 04 min. 59 sec. West - 47.83 ft., a distance of 51.73 ft. to a "X" cut (found) for corner;

THENCE South 33 deg. 46 min. 00 sec. West with the South line of Lot 2, the North line of Lot 1, a distance of 6.40 ft. to a "X" cut (found) for corner and the p.c. of a curve to the right;

THENCE southerly with the South line of Lot 2, the North line of Lot 1 with a curve to the right having a radius of 42.00 ft., a chord of South 35 deg. 01 min. 17 sec. West - 3.24 ft., a distance of 3.24 ft. to a "X" cut (found) for corner;

THENCE westerly and southerly with the common line of Lot 2 and Lot 1 as follows:
North 56 deg. 53 min. 26 sec. West a distance of 67.90 ft. to a 5/8" iron rod (found) for corner,
South 33 deg. 08 min. 45 sec. West a distance of 15.46 ft. to a 5/8" iron rod (found) for corner,
and North 56 deg. 49 min. 34 sec. West a distance of 113.33 ft. to a 1/2" iron rod (set) for corner;

THENCE North 21 deg. 09 min. 28 sec. East a distance of 357.24 ft. to a 1/2" iron rod (set) for corner in a curve to the left;

THENCE westerly with a curve to the left having a radius of 1545.00 ft., a chord of North 89 deg. 02 min. 40 sec. West - 911.10 ft., a distance of 924.84 ft. to a 1/2" iron (set) for corner in the northeast line of Parcel 813A, the West line of Lot 2;

THENCE North 23 deg. 51 min. 21 sec. West with the Northeast line of Parcel 813A, the West line of Lot 2, a distance of 297.23 ft. to the place of beginning, containing 11.388 acres of land.

