

**EMERSON REGULATOR**

**METES / BOUNDS DESCRIPTION**

BEING a tract of land situated in the William Hemphill Survey, Abstract No. 449, City of McKinney, Collin County, Texas, and being a portion of a called 9.8523 acre tract, conveyed to City of McKinney, as evidenced in a Special Warranty Deed recorded in Instrument No. 200904001110950, and a portion of a called 16.942 net acre tract of land, conveyed to McKinney Economic Development Corporation, as evidenced in a Special Warranty Deed recorded in Instrument No. 20060703000908810, both of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a TXDoT right of way monument found for the most westerly, northwest corner of said 9.8523 acre tract, same being the intersection of the easterly right of way line of U. S. Highway No. 75 (Central Expressway), a variable width right of way, with the southerly right of way line of Marketplace Drive as created in the Final Plat of McKinney Marketplace Addition, an Addition to the City of McKinney, according to the Plat thereof recorded in Cabinet L, Page 796 of the Map Records of Collin County, Texas;

THENCE in an easterly direction, departing the easterly right of way line of said U. S. Highway No. 75 (Central Expressway), along the northerly line of said 9.8523 acre tract and the southerly right of way line of said Marketplace Drive, the following:

North 62°56'07" East, a distance of 11.65 feet to a 5/8-inch "PBS & J" capped iron rod found for a corner;

South 72°03'53" East, a distance of 465.43 feet to a 5/8-inch capped iron rod found for a corner;

South 57°00'08" East, a distance of 148.53 feet to a 5/8-inch "KHA" capped iron rod set for a corner, from said corner, a found 5/8-inch capped iron rod bears South 57°00'08" East, 28.65 feet;

THENCE South 33°53'33" West, departing the northerly line of said 9.8523 acre tract, the southerly right of way line of said Marketplace Drive, and crossing said 9.8523 acre tract and said 16.942 net acre tract, a distance of 790.57 feet to a 5/8-inch "KHA" capped iron rod set for a corner;

THENCE North 72°21'11" West, continuing across said 16.942 net acre tract, a distance of 550.00 feet to a PK nail set for a corner on the easterly right of way line of aforesaid U. S. Highway No. 75 (Central Expressway), same being the westerly line of said 16.942 net acre tract;

THENCE North 17°25'45" East, along the westerly line of said 16.942 net acre tract and the easterly right of way line of said U. S. Highway No. 75 (Central Expressway), a distance of 411.27 feet to a TXDoT right of way monument found for the most westerly, northwest corner of said 16.942 net acre tract, same being the southwest corner of a said 9.8523 acre tract;

THENCE North 17°21'51" East, continuing along the westerly line of said 9.8523 acre tract and the easterly right of way line of said U. S. Highway No. 75 (Central Expressway), a distance of 112.54 feet to a TXDoT right of way monument found for a corner;

THENCE North 14°19'28" East, continuing along the westerly line of said 9.8523 acre tract and the easterly right of way line of said U. S. Highway No. 75 (Central Expressway), a distance of 435.18 feet to the POINT OF BEGINNING and containing 12.385 acres (539,495 square feet) of land, more or less.