

LEGAL DESCRIPTION

BEING, a tract of land situated in the John Crutchfield Survey, Abstract No. 206, in the City of McKinney, Collin County, Texas, being part of Common Area A-1 out of North Creek Phase 1, an addition to the City of McKinney, as described in Doc. No. 2023-128 in the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, (STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351, DATUM NAD83, Y=71,137,738.76, X=2,508,946.83) at a 1/2 inch iron rod found at the southwest corner of said North Creek Phase 1, said point in the east line of Custer Road (Variable R.O.W.):

THENCE, North 00° 24'31" West, along the west line of said North Creek Phase 1 and the east line of said Custer Road, for a distance of 96.38 feet, to a 1/2 inch iron rod found, on a non-tangent curve to the left, having a radius of 1114.00 feet, a central angle of 03° 16'10";

THENCE, continuing along the east line of said Custer Road and the west line of said North Phase 1 and with said curve to the left for an arc distance of 63.57 feet, (Chord Bearing North 02° 02'36" West - 63.56 feet), to a 1/2 inch iron rod found;

THENCE, North 03° 40'41" West, continuing along said lines, for a distance of 150.48 feet, to a 1/2 inch iron rod found, on a non-tangent curve to the right, having a radius of 986.00 feet, a central angle of 03° 16'11":

THENCE, continuing along said lines and with said curve to the right for an arc distance of 56.27 feet, (Chord Bearing North 02° 02'36" West - 56.26 feet), to a 1/2 inch iron rod found;

THENCE, North 00° 24'31" West, along said lines, for a distance of 121.48 feet, to a 1/2 inch iron rod found;

THENCE, North 30° 24'31" West, continuing along said lines, for a distance of 26.00 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 24'31" West, continuing along said lines, for a distance of 360.00 feet, to a 1/2 inch iron rod found:

THENCE, North 28° 35'29" East, continuing along said lines, for a distance of 40.00 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 24'31" West, continuing along said lines, for a distance of 56.04 feet, to a 1/2 inch iron rod found:

THENCE, South 63° 42'21" East, departing said lines, for a distance of 266.51 feet, to a point in a creek and being the east line of said North Creek Phase 1:

THENCE, along the east line of said North Creek Phase 1 and along said creek for the following thirty-one (31) calls:

South 81° 37'43" East, for a distance of 38.40 feet;
South 76° 01'19" East, for a distance of 43.21 feet;
South 60° 59'16" East, for a distance of 21.78 feet;
South 01° 59'10" West, for a distance of 54.63 feet:
South 59° 52'57" East, for a distance of 45.46 feet;
South 52° 49'41" East, for a distance of 25.53 feet;
South 00° 13'20" East, for a distance of 24.75 feet;
South 18° 12'16" East, for a distance of 31.84 feet:
South 38° 00'38" West, for a distance of 16.15 feet;
North 83° 12'51" West, for a distance of 36.56 feet;
South 81° 23'38" West, for a distance of 21.04 feet:
South 02° 28'30" East, for a distance of 21.14 feet;
South 36° 44'24" East, for a distance of 34.11 feet;
South 18° 28'11" East, for a distance of 25.53 feet:
South 10° 49'07" East, for a distance of 33.80 feet:
South 89° 46'31" East, for a distance of 25.24 feet;
North 80° 40'42" East, for a distance of 32.62 feet:
South 55° 45'13" East, for a distance of 23.59 feet:
South 16° 52'06" West, for a distance of 20.73 feet:
South 54° 21'06" West, for a distance of 42.04 feet;
South 36° 48'04" West, for a distance of 26.45 feet;
South 48° 10'59" East, for a distance of 51.87 feet:
South 28° 25'29" East, for a distance of 120.85 feet;
South 56° 01'13" East, for a distance of 53.38 feet:

South 45° 23'48" East, for a distance of 86.60 feet:

South 77° 03'11" West, for a distance of 195.24 feet;

South 48° 54'29" West, for a distance of 106.62 feet:

South 47° 56'33" West, for a distance of 171.91 feet;

South 70° 13'56" West, for a distance of 47.12 feet:

South 87° 26'48" West, for a distance of 30.12 feet;

South 89° 58'08" West, for a distance of 112.26 feet, to the POINT OF BEGINNING and containing 8.022 acres of land .