

Being a 2.86 acre tract of land out of the G. S. Baccus Survey, Abstract Number 119, situated in the City of McKinney, Collin County, Texas, being all of Lot 11, Block A of Water Tower Addition, a subdivision of record in Volume 2020, Page 213 of the Plat Records of Collin County, Texas, also being a portion of Custer Road (F.M. 2478 – variable width right-of-way), a portion of which is dedicated as a called 2.255 acre tract of land to The State of Texas by deed of record in Volume 553, Page 205 of the Deed Records of Collin County, Texas, and a portion of which is dedicated as a called Parcel 26 – 0.4913 acre tract of land to The State of Texas by deed of record in Document Number 20080722000886910 of the Official Public Records of Collin County, Texas, also being a portion of Falcon View Drive, a variable width right-of-way dedication of record in Cabinet O, Slide 96 of said Plat Records, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at an "X" cut found in the East line of Lot 7, Block A of Water Tower Addition, a subdivision of record in Volume 2016, Page 1 of said Plat Records, being the Southwest corner of Lot 10R, Block A of said Water Tower Addition (Volume 2020, Page 213), and being the Northwest corner of said Lot 11;

**THENCE**, leaving the East line of said Lot 7, along the North line of said Lot 11, being the common South line of said Lot 10R, and over and across Custer Road, said Parcel 16, and said 2.255 acre tract, the following three (3) courses and distances:

1. N89°09'34"E, a distance of 224.46 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found;
2. N00°49'09"W, a distance of 12.00 feet to a point;
3. N89°09'34"E, passing at a distance of 54.00 feet a 1/2 inch iron rod with red plastic cap stamped "WAI 5714" found in the West right-of-way line of Custer Road, being the common West line of said Parcel 26, and being the common East corner of said Lots 10R and 11, and continuing a total distance of 114.00 feet to a point at or near the center of Custer Road, being the common East line of said 2.255 acre tract, and being the common West line of a called 1.441 acre tract of land conveyed to The State of Texas by deed of record in Volume 553, Page 180 of said Deed Records;

**THENCE**, S00°51'19"E, along the center of Custer Road and the common line between said 2.255 acre tract and said 1.441 acre tract, a distance of 372.84 feet to the a point at the intersection of the center of Custer Road and the center of Falcon View Drive;

**THENCE**, over and across said 2.255 acre tract, leaving Custer Road, and along the center of Falcon View Drive, the following two (2) courses and distances:

1. S89°05'05"W, a distance of 186.18 feet to the beginning of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 513.12 feet, a chord bearing of S80°26'16"W, a chord length of 154.30 feet, a delta angle of 17°17'42", an arc length of 154.89 feet to a point;

**THENCE**, N00°49'09"W, leaving Falcon View Drive, along the West line of said Lot 11, being in part, the common East line of Lot 9, Block A of said Water Tower Addition (Volume 2016, Page 1), and in part the common East line of said Lot 7, a distance of 384.48 feet to the **POINT OF BEGINNING**, and containing an area of 2.86 acres (124,780 square feet) of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, 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.