

Being a 5.40 acre tract of land out of the W. H. Hunt Survey, Abstract Number 450, situated in the City of McKinney, Collin County, Texas, being all of a called 5.404 acre tract of land conveyed to Darrell Lewis and Karen Lewis by deed of record in Document Number 20211104002266710 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8 inch iron rod found in the North right-of-way line of U.S. Highway 380 (West University Drive - right-of-way width varies), being the Southwest corner of a called Tract Three conveyed to Darrell Lewis and wife, Karen Lewis by deed of record in Document Number 20190225000191880 of said Official Public Records, and being the Southeast corner of said 5.404 acre tract;

**THENCE**, along the North right-of-way line of U.S. Highway 380, being the common South line of said 5.404 acre tract, the following two (2) courses and distances:

1. N87°41'02"W, a distance of 89.10 feet to a 5/8 inch iron rod found;
2. N86°03'12"W, a distance of 214.95 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 5.404 acre tract, being the Southeast corner of Lot 7, Block A of B and L Cox Addition, a subdivision of record in Volume 2021, Page 750 of the Plat Records of Collin County, Texas;

**THENCE**, leaving the North right-of-way line of U.S. Highway 380, along the West line of said 5.404 acre tract, being in part, the common East line of said Lot 7, in part, the common East line of Lot 5, Block A of B and L Cox Addition, a subdivision of record in Volume 2018, Page 611 of said Plat Records, and in part, the common East line of Lot 4R2 of said Block A of B and L Cox Addition (Volume 2021, Page 750 of said Plat Records), the following three (3) courses and distances:

1. N01°23'08"E, a distance of 361.93 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N01°29'18"E, a distance of 361.10 feet to a 60D nail found;
3. N01°07'28"E, a distance of 17.08 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said 5.404 acre tract;

**THENCE**, S89°28'52"E, leaving the East line of said Lot 4R2, along the North line of said 5.404 acre tract, a distance of 320.73 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said 5.404 acre tract, being the Northwest corner of said Tract Three;

**THENCE**, along the East line of said 5.404 acre tract, being the common West line of said Tract Three, the following three (3) courses and distances:

1. S01°50'07"W, a distance of 134.14 feet to a 1/2 inch iron rod with yellow plastic cap stamped "JBI" found;
2. S02°33'34"W, a distance of 349.46 feet to a 1/2 inch iron rod with yellow plastic cap stamped "JBI" found;
3. S03°19'32"W, a distance of 272.64 feet to the **POINT OF BEGINNING**, and containing an area of 5.40 acres (235,379 square feet) of land, more or less.

*Math Raabe*  
07-19-23

