

## **LEGAL DESCRIPTION**

### **METES AND BOUNDS**

BEING a 6.4500 acre tract of land situated in the John R. Borrows Survey, Abstract No. 70, Collin County, Texas, said 6.4500 acre tract being all Lots 40 through 47 and part of Lot 36R2-1, Block A, AERO COUNTRY EAST ADDITION, an addition to the City of McKinney, Collin County, Texas, according to plat thereof filed for record in Volume 2025, Page 116-120, Official Public Records, Collin County, Texas, said 6.4500 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" found for corner in the west easement line of Lloyd Stearman Drive (private road), also know as Common Area A-2, Block A of said Aero Country East Addition and the north line of Barnett Lane (Common Area A-R2 as recorded in the Volume 2011, Page 87 of the Official Public Records, Collin County, Texas;

**THENCE** South 89°20'41" West along the common line of said Barnett Lane and the south line of Lot 40, Block A of said Aero Country East Addition, a distance of 100.00 feet to a point for corner in the west line of said Lot 40, Block A;

**THENCE** N 00°39'19" West along the West line of Lots 40 through 47, Block A of said Aero Country East Addition, passing at a distance 617.75 feet, the northwest corner of Lot 47, Block A, continuing through Lot 36R2-1, Block A for a total distance of 1820.75 feet to a point for corner:

**THENCE** North 89°20'41" East, a distance of 85.00 feet to a point for corner, in the future west line of said Lloyd Stearman Drive easement line;

**THENCE** North 59°23'35" East, a distance of 55.00 feet to a point for corner, in the east line of said Aero Country East - Phase 2 Addition;

**THENCE** South 30°36'25" East, a distance of 44.74 feet to a point for corner, in the east line of said Aero Country East – Phase 2 Addition;

**THENCE** South 00°39'19" East, along said east line, a distance of 1775.45 feet, to a point for corner;

**THENCE** South 89°20'41" West, a distance of 55.00 feet to a point for corner, in the future west line of said Lloyd Stearman Drive easement line;

**THENCE** South 00°39'19" East, along said future west easement line of Lloyd Stearman Drive, a distance of a distance 34.00 feet to the **POINT OF BEGINNING**, containing 281,179 square feet, or 6.4500 acres, more or less.