

METES AND BOUNDS:

BEING a 6.47 acre tract of land situated in the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas; said tract being all of that called 6.471 acre tract of land described in Special Warranty Deed to Sloan Creek, Ltd. and PLF, Ltd. recorded in Instrument No. 2007051100642430 of the said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a railroad spike found for the northwest corner of the said called 6.471 acre tract; said railroad spike being in the center of McIntyre Road (an apparent 40-foot wide right-of-way by use and occupation, dedication not found in the public record);

THENCE South 88°41'18" East, along said McIntyre Road, a distance of 1031.16 feet to a point for the northeast corner of the said called 6.471 acre tract;

THENCE South 28°10'38" West, departing said McIntyre Road and along the east line of the said called 6.471 acre tract, a distance of 331.03 feet a 1/2" iron rod with cap stamped "TX NO 3253" found for the southeast corner of the said called 6.471 acre;

THENCE North 88°35'49" West, along the south line of the said called 6.471 acre tract, a distance of 881.57 feet to a 1/2" iron rod found for the southwest corner of the said called 6.471 acre tract;

THENCE North 01°18'42" East, along the west line of the said called 6.471 acre tract, a distance of 293.90 feet to the **POINT OF BEGINNING** and containing 6.5 acres of land, more or less.