

LEGAL DESCRIPTION

BEING a tract of land situated in the George B. Pilant Survey, Abstract No. 691, City of McKinney, Collin County, Texas, being part of the tracts of land described in Warranty Deed to John W. Powell, Sr. recorded in Volume 339, Page 850 of the Deed Records of Collin County, Texas, and being part of the called 1.0 acre tract of land described in General Warranty Deed to John Warren Powell, Sr. recorded in Instrument No. 20081105001301130 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set in Old Mill Road (a variable width right-of-way), and being the westernmost southwest corner of a called 0.4335 acre tract of land described in Warranty Deed to Town of Fairview recorded in Volume 5227, Page 3581 of said Deed Records;

THENCE South 89°26'36" East, along said Old Mill Road, a distance of 1,240.91 feet to a 5/8-inch iron rod with cap stamped "KHA" set for and inner ell corner of the said 0.4335 acre tract;

THENCE departing Old Mill Road, South 00°08'19" West, along the west line of the said 0.4335 acre tract, a distance of 238.31 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE continuing along the said west line of the 0.4335 acre tract, South 00°18'54" East, a distance of 166.15 feet to a 5/8-inch iron rod with cap stamped "KHA" set for southernmost southwest corner of the said 0.4335 acre tract;

THENCE South 89°58'10" East, along the south line of the said 0.4335 acre tract, a distance of 243.02 feet to a mag nail with washer stamped "KHA" set for corner in the right-of-way of County Road No. 317 (a variable width right-of-way), and being southeast corner of the said 0.4335 acre tract;

THENCE South 00°51'47" West, along the said right-of-way of County Road No. 317, passing at a distance of 460.81 feet the northwest corner of a called 6.22 acre tract of land described in Deed of Gift to Calvin West Winchester recorded in Instrument No. 19931112000992000 of said Official Public Records, departing the said right-of-way of County Road No. 317 and continuing along the west line of the said 6.22 acre tract, in all a total distance of 909.57 feet to a 1/2-inch iron rod with cap stamped "COLLIS RPLS 1764" found for the southwest corner of the said 6.22 acre tract;

THENCE South 00°40'27" West, a distance of 657.25 feet to a 5/8-inch iron rod with cap stamped "KHA" for the northwest corner of a called 18.869 acre tract of land

described in Warranty Deed with Vendor's Lien to Robert Lange, Cheryl Lange and Richard Lange recorded in Volume 2952, Page 931 of said Deed Records;

THENCE South 00°42'01" East, along the west line of the said 18.869 acre tract, a distance of 528.01 feet to a point for corner in Wilson Creek;

THENCE along said Wilson Creek, the following eighteen (18) calls:

North 74°17'23" West, a distance of 464.29 feet to a point for corner;
South 37°11'47" West, a distance of 51.18 feet to a point for corner;
North 00°17'29" East, a distance of 29.19 feet to a point for corner;
North 88°15'51" West, a distance of 42.15 feet to a point for corner;
North 72°52'15" West, a distance of 142.09 feet to a point for corner;
North 76°13'45" West, a distance of 82.12 feet to a point for corner;
North 44°37'08" West, a distance of 49.66 feet to a point for corner;
North 20°48'40" West, a distance of 68.70 feet to a point for corner;
North 74°40'10" West, a distance of 73.50 feet to a point for corner;
North 85°58'06" West, a distance of 117.41 feet to a point for corner;
South 75°06'05" West, a distance of 100.83 feet to a point for corner;
South 55°03'39" West, a distance of 95.58 feet to a point for corner;
South 46°05'26" West, a distance of 79.22 feet to a point for corner;
South 50°53'38" West, a distance of 127.52 feet to a point for corner;
North 86°10'33" West, a distance of 76.38 feet to a point for corner;
North 57°11'57" West, a distance of 38.52 feet to a point for corner;
North 31°18'51" West, a distance of 55.85 feet to a point for corner;
North 44°22'30" West, a distance of 76.53 feet to a point for corner;

THENCE departing said Wilson Creek, North 00°54'35" East, a distance of 2,295.17 feet to the POINT OF BEGINNING and containing 3,408,214 square feet or 78.2418 acres of land, more or less.