

## LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the Jacob J. Naugle Survey, Abstract No. 662 of Collin County, Texas and being all of Lots 1 and 2, Block A of Custer Silverado Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2020, Page 479, Plat Records, Collin County, Texas (P.R.C.C.T.) and same being described in deeds to Custer Silverado Holdings, LLC, recorded in Document No. 20170628000846410 and Document No. 20171129001581490, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at an "X" found carved in a concrete sidewalk, on the east right-of-way line of S. Custer Road (variable width right-of-way at this point) for the northwest corner of the above described Lot 1, Block A and same being the most westerly southwest corner of Lot 1, Block A of Discovery At Rowlett Creek Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2012, Page 372, P.R.C.C.T.;

THENCE: North 89 deg. 23 min. 32 sec. East, departing from S. Custer Road, along the common line of said Custer Silverado Addition and said Discovery At Rowlett Creek Addition, a distance of 256.55 feet to an "X" found carved in a concrete drive for the northeast corner of Lot 1, Block A of said Custer Silverado Addition and same being an inside ell corner of Lot 1, Block A of said Discovery At Rowlett Creek Addition;

THENCE: South 00 deg. 35 min. 47 sec. East, continuing along said common line, a distance of 321.00 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 5698", found for the northwest corner of the above described Lot 2, Block A of Custer Silverado Addition;

THENCE: South 45 deg. 45 min. 46 sec. East, along the common line of said Lot 2, Block A of Custer Silverado Addition and said Lot 1, Block A of Discovery At Rowlett Creek Addition, a distance of 56.57 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "RPLS 5698", found;

THENCE: North 89 deg. 22 min. 49 sec. East, continuing along said common line, a distance of 580.09 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Lot 2, Block A and same being the northwest corner of Lot 3, Block A of said Custer Silverado Addition;

THENCE: South 00 deg. 38 min. 55 sec. East, along the common line of said Lot 2 and Lot 3, Block A, a distance of 314.52 feet to a point for the southeast corner of said Lot 2, Block A, on the north right-of-way line of Silverado Trail (variable width right-of-way at this point);

THENCE: South 89 deg. 21 min. 40 sec. West, along the common line of said Lot 2, Block A and said Silverado Trail, a distance of 105.90 feet to a point for corner;

THENCE: South 00 deg. 38 min. 20 sec. East, continuing along said common line, a distance of 13.22 feet to a point for corner;

THENCE: North 83 deg. 19 min. 08 sec. West, continuing along said common line, a distance of 68.34 feet to a point for corner;

THENCE: South 88 deg. 02 min. 58 sec. West, continuing along said common line, a distance of 39.84 feet to a point for corner;

THENCE: South 86 deg. 18 min. 10 sec. West, continuing along said common line, a distance of 165.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner;

THENCE: South 82 deg. 07 min. 09 sec. West, continuing along said common line, a distance of 17.74 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a non-tangent curve to the right, having a radius of 809.57 feet, a central angle of 07 deg. 05 min. 38 sec. and a chord that bears South 85 deg. 43 min. 48 sec. West - 100.17 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 100.23 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the end of said curve;

THENCE: South 89 deg. 21 min. 19 sec. West, continuing along said common line, at a distance of 124.66 feet, passing the southwest corner of said Lot 2, Block A and the southeast corner of said Lot 1, Block A and continuing along the common line of said Silverado Trail and Lot 1, Block A for a total distance of 132.02 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: North 84 deg. 22 min. 03 sec. West, continuing along said common line, a distance of 100.60 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: South 89 deg. 21 min. 19 sec. West, continuing along said common line, a distance of 110.01 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: North 45 deg. 35 min. 13 sec. West, continuing along said common line, a distance of 56.51 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner on the east right-of-way line of the above mentioned S. Custer Road;

THENCE: North 00 deg. 31 min. 38 sec. West, along the common line of said Lot 1, Block A and said S. Custer Road, a distance of 647.62 feet to the POINT OF BEGINNING and containing 380,072 square feet or 8.725 acres of land.