

**Field Note Description**  
**Bumpas Street**  
**City of McKinney**  
**Collin County, Texas**

**BEING** a **0.921 acre** tract of land situated in the Mary Standifer Survey, Abstract Number 811 and the G.A. Wilson Survey, Abstract Number 1000 in the City of McKinney, Collin County, Texas and being that portion of Bumpas Street lying between that property described as Tract V, being 15.483 acres conveyed to McKinney Horizons, LP, recorded in Volume 4920, Page 611 and Tract 1 described by deed to McKinney Horizons, LP, recorded in Volume 4920, Page 611 of the Deed Records of Collin County Texas (DRCCT) and being more particularly described as follows:

**BEGINNING** at an "x" cut in concrete set for the northeast corner of said Tract V (15.483 Acres) and being the west line of said Bumpas Street for it's south projection and purpose of the herein described tract of land and being the centerline of Bumpas Street for it's north projection;

**THENCE NORTH 88°49'42" EAST** a distance of **30.73** feet to a point for corner located in the east line of said Mary Standifer Survey and being the east line of said Bumpas Street;

**THENCE** along the east line of said Bumpas Street, **SOUTH 01°10'18" EAST** a passing distance of **35.08** feet to westerly northwest corner of aforementioned Tract 1 and continuing along the west line of said Tract 1 a total distance of **1,350.38** feet to a 5/8 inch iron rod set for the northwest corner of a right-of-way dedication recorded in Clerk File No. 20080728000912790 (DRCCT);

**THENCE** departing the east line of said Bumpas Street, **SOUTH 81°17'09" WEST** a distance of **29.27** feet to a 5/8 inch iron rod set for the northeast corner of a right-of-way dedication recorded in Clerk File No. 20080728000912770 (DRCCT) and being located in the east line of said Tract V (15.483 Acres) and also being the west line of said Bumpas Street;

**THENCE** along the east line of said Tract V and the west line of said Bumpas Street as follows:

**NORTH 01°13'29" WEST** a distance of **1,320.59** feet to a 5/8 inch iron rod set for corner;

**NORTH 02°00'13" WEST** a distance of **33.64** feet to the **POINT OF BEGINNING**;

**CONTAINING 0.921 acre** or **40,100 square feet** of land more or less.

  
Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
A.J. Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087



02-17-2010

**EXHIBIT B**