

## METES AND BOUNDS

SITUATED in Collin, County Texas and being a part of the Samuel McFall Survey, and being located within the corporate limits of the City of McKinney, and being a part of the 80.08 acres of land conveyed by Gibson Caldwell, administrator of the Estate of Clara Waddill to Henry C. Miller by deed recorded in Volume 403, Page 345 of the Deed Records of Collin County, Texas;

BEGINNING at an iron stake in the south line of an abandoned private road running along the north line of said 80.08 acre tract, said stake being the northwest property corner of a 5.46 acre tract of land conveyed to The Patios of McKinney, LLC by deed recorded in Instrument Number 2022000158706 of the Deed Records of Collin County Texas;

THENCE S 01°37'23" E along the west property line of said 5.46 acre tract a distance of 238.66' to a 1/2" iron rod set for corner;

THENCE N 90°00'00" W departing said west property line a distance of 385.12' a 1/2" iron rod set for corner in the centerline of a Texas Power & Light Company easement;

THENCE N 28° 35' 00" E along said along said centerline of said easement a distance of 281.81' to a 1/2" iron rod found for corner at the south line of said private road;

THENCE S 87° 54' 22" E along the south line of said private road a distance of 243.69' to the POINT OF BEGINNING and containing 1.76 acres of land, more or less.