

Being a tract of land, situated in the H. L. Upshur Survey, Abstract No. 934 and the John McGarrah Survey, Abstract No. 572, in the City of McKinney, Collin County, Texas, and being all of that called 0.818 acre tract of land, described in deed to the City of McKinney, as recorded under Document No. 20061213001755760, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and all of that called 0.445 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20061213001755750, O.P.R.C.C.T., and all of that called 0.307 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20061221001794000, O.P.R.C.C.T., and all of those called 0.304 acre tract, described in deed to the City of McKinney, as recorded under Document No(s). 20061219001781500 and 20061219001781510, O.P.R.C.C.T., and all of that called 0.305 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20070104000016740, O.P.R.C.C.T., and all of that called 0.263 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20070208000187040, O.P.R.C.C.T., and all of that called 0.490 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20061221001793900, O.P.R.C.C.T., and all of that called 0.374 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20070104000016730, O.P.R.C.C.T., said tract being more particularly described, as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "NTS" set (hereinafter referred to as a capped iron rod set) for the northeasterly corner of the herein described tract, same being the northeasterly corner of said 0.374 acre tract, and being the southeasterly corner of Common Area E-1, Block E, of SUMMIT VIEW LAKE PHASE ONE, an addition to the City of McKinney, as recorded in Volume Q, Page 497, of the Map Records, Collin County, Texas (M.R.C.C.T.), and being in the westerly monumented line of N. Lake Forest Drive (a variable width public right-of-way);

THENCE along the westerly monumented line of N. Lake Forest Drive, the following (2) two courses and distances:

1. South 00°01'29" West, a distance of 893.87' to an "X" set in concrete;

2. South 01°24'20" West, a distance of 51.28' to an "X" set for the southeasterly corner of the herein described tract, same being the southeasterly corner of said 0.818 care tract, same being the northeasterly corner of a right-of-way dedication for N. Lake Forest Drive, as shown on the plat of WATERSIDE, an addition to the City of McKinney, as recorded in Volume 2006, Page 707, O.P.R.C.C.T.;

THENCE North 88°32'13" West, along the southerly line of said 0.818 acre tract, same being the northerly line of said WATERSIDE, passing a 5/8" iron rod with a yellow plastic cap stamped "NTS" set for the northeasterly corner of Lot CA-C1, Block C, of said WATERSIDE, and continuing in all, a total distance of 169.86' to a point for corner, being the southwesterly corner of said 0.818 acre tract, same being the southeasterly corner of Lot 19, Block E, of SUMMIT VIEW LAKE PHASE TWO, an addition to the City of McKinney, as recorded in Volume 2009, Page 158, O.P.R.C.C.T., from which a 5/8" iron rod with plastic cap found bears, North 75°44'04" East, a distance of 0.31';

THENCE North 00°21'13" East, along the westerly line of said 0.818 acre tract, same being the easterly line of said SUMMIT VIEW LAKE PHASE TWO, a distance of 210.07' to a capped iron rod set for the northwesterly corner of said 0.818 acre tract, same being the

southwesterly corner of said 0.445 acre tract, from which a 1/2" iron rod found bears, South 82°36'37" West, a distance of 157.53';

THENCE North 00°36'35" East, continuing along the easterly line of said SUMMIT VIEW LAKE PHASE TWO, passing a 1/2" iron rod found at a distance of 61.27', and continuing in all, a total distance of 733.95' to a capped iron rod set for the northwesterly corner of said 0.374 acre tract, same being the southwesterly corner of Common Area E-2, Block E, of the aforementioned SUMMIT VIEW LAKE PHASE ONE, from which a 5/8" iron rod with plastic cap found bears, North 08°51'31" East, a distance of 130.12';

THENCE South 88°52'39" East, along the common line between said 0.374 acre tract and Common Area E-2 and E-1, a distance of 162.37' to the POINT OF BEGINNING and containing 157,777 square feet or 3.622 acres of land, more or less.