

METES AND BOUNDS

SITUATED in the City of McKinney, in the James Herndon Survey, Abstract No. 391 of Collin County, Texas and being the remainder of that certain called 99.045 acre tract of land described in a Special Warranty Deed to the Betty M. Bacon GST Trust, dated March 3, 2006 and recorded in Document No. 20060303000279690, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "JB1", found on the north right-of-way line of Virginia Parkway (120' wide right-of-way at this point), for the northwest corner of that certain called 0.0595 acre parcel of land described in a deed to the City of McKinney, recorded in Document No. 20150520000590650, D.R.C.C.T. and the same being the southeast corner of Block F of Inwood Hills, Phase 1, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Volume 2008, Page 484, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: North 00 deg. 53 min. 20 sec. West, departing from said Virginia Parkway, along the east line of said Block F, a distance of 96.62 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "BH&C", found for an inside ell corner of the above described 99.045 acre tract and same being the westerly southwest corner of Lot 1, Block A of the Hardin Elevated Storage Tank Addition, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Volume 2015, Page 523, P.R.C.C.T. and same being the northwest corner of this tract;

THENCE: North 88 deg. 36 min. 23 sec. East, departing from the said Inwood Hills Addition, along the common line of said 99.045 acre tract and said Lot 1, Block A, a distance of 270.18 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the most southerly northeast corner of said 99.045 acre tract and an inside ell corner of said Lot 1, Block A and the northeast corner of this tract;

THENCE: South 04 deg. 34 min. 49 sec. West, continuing along the common line of said 99.045 acre tract and said Lot 1, Block A, a distance of 115.42 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the north right-of-way line of the above mentioned Virginia Parkway for the northeast corner of the above described 0.0595 acre City of McKinney parcel, the most southerly southwest corner of said Lot 1, Block A and the southeast corner of this tract and said point bears North 86 deg. 52 min. 11 sec. West – 50.02 feet from a 1/2 inch iron rod, topped with a red plastic cap, stamped "BH&C", found on said right-of-way for the southeast corner of said Lot 1, Block A;

THENCE: North 86 deg. 50 min. 40 sec. West, along the north right-of-way line of said Virginia Parkway and said 0.0595 acre City of McKinney parcel, a distance of 96.05 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left, having a radius of 5,789.58, a central angle of 01 deg. 37 min. 09 sec. and a chord that bears North 87 deg. 41 min. 40 sec. West – 163.61 feet;

THENCE: Continuing along the common line of said Virginia Parkway and said City of McKinney Parcel and with said curve to the left, an arc distance of 163.62 feet to the POINT OF BEGINNING and containing 27,849 square feet or 0.639 acres of land.