

LEGAL DESCRIPTION

Being a 0.964 acre tract of land out of the E. Harris Survey, Abstract No. 400, situated in the City of McKinney, Collin County, Texas, being a portion of a tract of land conveyed to Blackmon Ranch, Ltd. by deed of record in Volume 4071, Page 698 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

FROM a point found located with a northing of 7109398.3791 and an easting of 2525562.8804 to the **Point of Beginning**:

THENCE along said property boundary the following courses;

1. N89°22'24"E. a distance of 34.92 feet;
2. Along a tangent curve to the left, having a radius of 1202.58 feet, a chord bearing of N86°40'07"E, a chord length of 100.74 feet, a delta angle of 04°48'04", an arc length of 100.77 feet;
3. S00°01'32"E a distance of 314.14 feet;
4. S89°58'28"W a distance of 135.48 feet;

THENCE, N00°01'32"W, along the south line of said boundary, a distance of 307.97 feet to the **POINT OF BEGINNING**, and containing an area of 0694 acres (41,989.38 square feet) of land.

Bearings are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.