

LEGAL DESCRIPTION:

BEING a portion of tract of land described in deed to Charles E. Lewis and Amelia J. Lewis, recorded under Instrument No. 95-0036752, Deed Records, Collin County, Texas (D.R.C.C.T.), being a tract of land described in deed to Charles E. Lewis and Amelia J. Lewis, recorded in Volume 5971, Page 473 (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the East line of Private Road 5157, at the common West corner of Lots 10 and 11 of Barr W. Estates - First Section, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 8, Page 25, Plat Records, Collin County, Texas (P.R.C.C.T.), being the Southeast corner of herein described tract of land;

THENCE North 89 deg. 35 min. 26 sec. West, a distance of 51.01 feet to a point for corner at the Northeast corner of Lot 4 of the replat of Barr W. Estates, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 47 (P.R.C.C.T.);

THENCE North 00 deg. 42 min. 27 sec. West, a distance of 137.48 feet to a point for corner, being the beginning of a curve to the right having a central angle of 299 deg. 08 min. 08 sec., a radius of 51.83 feet, and a chord bearing and distance of South 84 deg. 29 min. 06 sec. West, 52.50 feet;

THENCE Southeasterly along said curve to the right an arc distance of 270.59 feet to a point for corner;

THENCE South 00 deg. 11 min. 28 sec. East, a distance of 132.79 feet to the PLACE OF BEGINNING and containing 15,160 square feet or 0.35 of an acre of land.