

LEGAL DESCRIPTION

Lot 4, Block A

SITUATED in the City of McKinney, in the John Manning Survey, Abstract No. 637 and the T.J. McDonald Survey, Abstract No. 576 of Collin County, Texas and being a part of Lot 2R, Block A of Wilmeth Central Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2020, Page 856, Plat Records, Collin County, Texas (P.R.C.C.T.) and said parcel of land being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the most northerly northeast corner of the above described Lot 2R, on the monumented south right-of-way line of Wilmeth Road (122' wide right-of-way);

THENCE: South 32 deg. 47 min. 52 sec. East, along the common line of said Lot 2R and Wilmeth Road, a distance of 149.69 feet to a point for corner from which a found 1/2 inch iron rod, bears North 04 deg. 35 min. 03 sec. East – 1.82 feet;

THENCE: North 87 deg. 15 min. 46 sec. East, continuing along said common line, a distance of 227.26 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the northwesterly corner of a right-of-way corner clip at the intersection of said Wilmeth Road and U.S. Highway 75 (variable width right-of-way at this point);

THENCE: South 39 deg. 40 min. 05 sec. East, along said right-of-way corner clip, a distance of 52.97 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for the southern corner of said right-of-way corner clip, on the western right-of-way line of said U.S. Highway 75;

THENCE: Along the common line of said Lot 2R and said U.S. Highway 75 as follows:

South 11 deg. 08 min. 58 sec. West, a distance of 237.80 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

South 78 deg. 08 min. 28 sec. West, a distance of 101.77 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

South 46 deg. 39 min. 02 sec. East, a distance of 27.97 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for an angle corner;

South 01 deg. 27 min. 24 sec. East, a distance of 56.74 feet to a point for corner from which a found 5/8 inch iron rod, bears South 63 deg. 40 min. 09 sec. East – 0.83 feet and said point for corner being the beginning of a non-tangent curve to the left, having a radius of 229.91 feet, a central angle of 2 deg. 38 min. 58 sec. and a chord that bears North 32 deg. 22 min. 43 sec. West - 10.63 feet;

Continuing along said common line and with said curve to the left, an arc distance of 10.63 feet to a 1/2 inch iron rod found for corner at the end of said curve

South 56 deg. 17 min. 48 sec. West, a distance of 60.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a non-tangent curve to the right, having a radius of 169.91 feet, a central angle of 32 deg. 22 min. 48 sec. and a chord that bears South 17 deg. 30 min. 52 sec. East - 94.75 feet;

Continuing along said common line and with said curve to the right, an arc distance of 96.02 feet to a 5/8 inch iron rod topped with an aluminum cap, stamped "Texas Department of Transportation" (TxDOT) found for corner at the end of said curve

South 01 deg. 32 min. 34 sec. East, a distance of 256.05 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

South 11 deg. 30 min. 25 sec. West, a distance of 81.95 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of this parcel of land;

THENCE: Due West, departing from U.S. Highway 75, over & across said Lot 2R, a distance of 623.22 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corner of this parcel of land;

THENCE: North 00 deg. 42 min. 29 sec. West, continuing across said Lot 2R, a distance of 920.57 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the south right-of-way line of the above described Wilmeth Road, for the northwest corner of this parcel of land and said point being in a non-tangent curve to the left, having a radius of 23,052.00 feet, a central angle of 0 deg. 43 min. 52 sec. and a chord that bears North 87 deg. 58 min. 48 sec. East - 294.14 feet;

THENCE: Along the common line of said Wilmeth Road and said Lot 2R and with said curve to the left, an arc distance of 294.14 feet to a point for corner from which a found 5/8 inch iron rod bears South 51 deg. 24 min. 14 sec. East - 0.41 feet;

THENCE: North 87 deg. 51 min. 11 sec. East, continuing along said common line, a distance of 159.20 feet to the POINT OF BEGINNING and containing 613,148 square feet or 14.076 acres of land.