

FIELD NOTE DESCRIPTION

Being a **14.989** acre tract of land located in the W. H. Hunt Survey, Abstract No. 450, Collin County, Texas and per Special Warranty Deed recorded in Volume 4956, Page 1842, Deed Records Collin County, Texas to McKinney Independent School District and being more particularly described as follows:

BEGINNING at an iron rod with cap found at the intersection of the west line of Bois D' Arc Road (Variable Width) and the easetermost north line of parent 15.58 acre tract recorded in Volume 4956, Page 1842;

THENCE along the west line of said Bois D' Arc, **SOUTH 02°18'35" WEST** a distance of **766.86** feet to a 5/8 inch iron rod found for the southeast corner of said 14.989 acre tract and being in the north line of a tract of land to Uyen Ann Nguyen per cc# 20180123000089630, Official Public Records, Collin County, Texas;

THENCE departing west line of said Bois D' Arc and continuing along the common line of said Nguyen tract, **NORTH 89°48'30" WEST** a distance of **608.92** feet to a ½ inch iron rod found for the southwest corner of said 14.989 acre tract and being in the west line of a tract of land to Denvil Mixon (no recording information found);

THENCE continuing along the common line of said 14.989 acre tract and said Denvil Mixon tract as follows:

NORTH 01°40'25" EAST a distance of **564.93** feet to an ½ inch iron rod found for an ell corner;

NORTH 88°39'14" WEST a distance of **298.35** feet to an ½ inch iron rod stamped "OWENS 5387" set for the most westerly southwest corner of said 14.989 acre tract;

NORTH 02°02'12" EAST a distance of **390.25** feet to an ½ inch iron rod stamped "OWENS 5387" set for the northwest corner of said 14.989 acre tract and being the southwest corner of a tract to Jim Furlong per Deed recorded in Volume 666, Page 522, Deed Records, Collin County, Texas;

THENCE SOUTH 87°28'03" EAST a distance of **410.75** feet to an iron rod with cap found for the southeast corner of a tract of land to J2 Services Inc. per cc# 201701090000360060, Official Records, Collin County, Texas and the southwest corner of a tract of land to Collin County Farm Bureau, per Deed recorded in Volume 510, Page 272, Deed Records, Collin County, Texas;

THENCE along the common line of said Collin County Farm Bureau tract, **SOUTH 88°02'20" EAST** a distance of **139.71** feet to a ¾" iron rod found for the southwest corner of a tract of land to DRM Realty LP per cc# 20200910001531400, Official Public Records, Collin County, Texas;

THENCE along the common line of said DRM Realty LP tract, **SOUTH 87°52'49" EAST** a distance of **122.20** feet to an ½ inch iron rod stamped "OWENS 5387" set for the most northerly northeast corner of said 14.989 acre tract;

THENCE departing the common line of said DRM Realty LP tract, **SOUTH 03°57'54" WEST** a distance of **126.98** feet to an iron rod with cap found for corner located in the west line of a tract of land to

McKinney 380 South Retail LTD per cc# 20210114000084610, Official Public Records, Collin County, Texas;

THENCE continuing along the common line of said McKinney 380 South Retail LTD tract, **SOUTH 63°51'54" EAST** a distance of **83.03** feet to an ½ inch iron rod found for corner located at the southwest corner of a tract of land to said McKinney 380 South Retail LTD per cc# 20210114000084680, Official Public Records, Collin County, Texas;

THENCE SOUTH 87°42'21" EAST along the south line of said McKinney 380 South Retail LTD tract, a distance of **170.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **14.989** acres or 652,917 square feet of land more or less.