

**BEING** a 8.7701 acres (382,023 square foot) tract of land situated in the W Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas; said tract being all of "Parcel Three" described in General Warranty Deed to Sloan Creek, Ltd. recorded in Instrument No. 20170207000168570 of the Official Public Records of Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found at the east end of a right-of-way corner clip at the intersection of State Highway No. 5 (a 100-foot wide right-of-way) and the center of McIntyre Road (an apparent 40-foot wide right-of-way by use and occupation, dedication not found in the public record);

**THENCE** South  $88^{\circ}20'02''$  East, along the apparent centerline of said McIntyre Road, a distance of 62.82 feet to a railroad spike found for corner;

**THENCE** South  $01^{\circ}18'42''$  West, departing the said centerline of McIntyre Road, a distance of 293.90 feet to a 1/2-inch iron rod found for corner;

**THENCE** South  $88^{\circ}35'49''$  East, a distance of 881.57 feet to a 1/2-inch iron rod with TX NO 3253" cap found for corner in the west line of Parcel Two in said General Warranty Deed;

**THENCE** South  $28^{\circ}10'01''$  West, along the west line of said Parcel Two, a distance of 380.99 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of Lot 2R, Block A, Conley Commons Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20200121010000330 of said Official Public Records;

**THENCE** North  $88^{\circ}24'16''$  West, along the north line of said Block A, a distance of 934.22 feet to a 1/2-inch iron rod found for corner in the said east line of State Highway No. 5;

**THENCE** North  $09^{\circ}12'52''$  East, along the said east line of State Highway No. 5, a distance of 308.03 feet to a 5/8-iron rod with "KHA" cap set for corner; said point being the beginning of a tangent curve to the left with a radius of 1,960.10 feet, a central angle of  $06^{\circ}38'23''$ , and a chord bearing and distance of North  $05^{\circ}53'40''$  East, 227.02 feet;

**THENCE** in a westerly direction, with said tangent curve to the left, an arc distance of 227.15 feet to a 5/8-iron rod with "KHA" cap set for corner at the south end of said corner clip;

**THENCE** North  $46^{\circ}50'45''$  East, along the southeast line of said corner clip a distance of 142.14 feet to the **POINT OF BEGINNING** and containing 382,023 square feet or 8.7701 acres of land, more or less.