

## FIELD NOTE DESCRIPTION

Being a **29.867** acre tract of land located in the G. S. Baccus Survey, Abstract No. 95, in the City of McKinney, Collin County, Texas and being Lot 1, Block 1 of the Minor Plat of McKinney SPCA Addition, an addition to the City of McKinney as recorded in Cabinet M, Page 366, Plat Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at the northeast corner of said Lot 1 and being in the west line of Lot 3, Block A, TPC AT CRAIG RANCH, as recorded in Cabinet P, Page 26, Plat Records, Collin County, Texas;

**THENCE** along the common line of said Lot 1 and said Lot 3, **SOUTH 00°49'43" EAST** a distance of **353.46** feet to a ½ inch iron rod found for corner and being located in the west line of TPC AT CRAIG RANCH, Lot 1R2, Block A, per plat recorded in Cabinet 2018, Page 781, Plat Records, Collin County, Texas;

**THENCE** along the common line of said Lot 1 and said Lot 1R2 as follows:

**SOUTH 01°09'43" EAST** a distance of **358.71** feet to a ½ inch iron rod found for corner;

**SOUTH 76°43'43" WEST** a distance of **195.11** feet to a point for corner;

**SOUTH 12°03'27" EAST** a distance of **271.56** feet to a point for corner;

**SOUTH 06°32'53" WEST** a distance of **330.78** feet to a point for corner;

**SOUTH 89°16'37" WEST** a distance of **865.22** feet to a ½ inch iron rod found for the southwest corner of said Lot 1 and being an interior ell corner of Lot 22 of the Estates at Craig Ranch West, per plat recorded in Cabinet 2006, Page 254, Plat Records, Collin County, Texas;

**THENCE NORTH 00°31'04" WEST** a distance of **866.36** feet to a ½ inch iron rod found for corner and being located in the east line of Lot 1, Block A of Wellstone At Craig Ranch, per plat recorded in Cabinet 2007, Page 172, Plat Records, Collin County, Texas;

**THENCE** continuing along the east line of said Lot 1, Block A of Wellstone At Craig Ranch, **NORTH 00°13'06" WEST** a distance of **484.93** feet to ½ inch iron rod found for the south line of F.M. 720 (Stacy Road) (Variable Width);

**THENCE** along continuing along the south line of F.M. 720 (Stacy Road) as follows:

**NORTH 89°05'48" EAST** a distance of **260.96** feet to a ½ inch iron rod found for corner and being the beginning of a curve to the right with a radius of 1335.00 feet and a chord bearing of **SOUTH 89°36'29" EAST**;

**ALONG** said curve to the right through a central angle of **2°35'26"** for an arch length of **60.36** feet to a ½ inch iron rod found for corner;

**SOUTH 88°18'46" EAST** a distance of **200.00** feet to a ½ inch iron rod found for corner and being the beginning of a curve to the left with a radius of 1465.00 feet and a chord bearing of **SOUTH 89°36'30" EAST**;

**ALONG** said curve to the left through a central angle of **2°35'25"** for an arch length of **66.23** feet to a ½ inch iron rod found for corner;

**NORTH 89°05'48" EAST** a distance of **270.00** feet to a ½ inch iron found for corner and being the beginning of a curve to the left with a radius of 1465.00 feet and a chord bearing of SOUTH 87°49'57" WEST;

**ALONG** said curve to the left through a central angle of **2°31'41"** for an arch length of **64.64** feet to a ½ inch iron rod found for corner;

**NORTH 86°34'07" EAST** a distance of **111.75** feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds **29.867** acre or 1,301,023 square feet of land more or less.