

TRACT 1:

Being a tract of land situated in the Oliver Hedgecoxe Survey, Abstract No. 392, City of McKinney, Collin County, Texas, being that same tract of land conveyed to Racetrac Petroleum, Inc., by Special Warranty Deed recorded in Instrument No. 20070420000533670, Official Public Records, Collin County, Texas, less that tract of land for variable with right-of-way of Collin McKinney Parkway, as dedicated by Collin-McKinney Parkway & McKinney Place Drive, a plat to the City of McKinney, Collin County, Texas recorded in Instrument No. 20080204010000420, Official Public Records, Collin County, Texas, with the remainder being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Northeast corner of Lot 1R, Block A of Heights at Lake Forest Addition, an Addition to the City of McKinney, Collin County, Texas, according to the map recorded in Cabinet 2019, Page 101, Map Records, Collin County, Texas, said point being on a curve to the right with a radius of 586.00 feet, a delta of 06 degrees 18 minutes 22 seconds, and a chord bearing and distance of South 82 degrees 44 minutes 55 seconds East, 64.46 feet, and being on the South right-of-way line of said Collin McKinney Parkway;

THENCE Easterly, traversing along said South right-of-way line of Collin McKinney Parkway as follows:

Along said curve to the right, an arc length of 64.50 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner at the beginning of a curve to the left with a radius of 322.00 feet, a delta of 11 degrees 04 minutes 36 seconds, and a chord bearing and distance of South 85 degrees 08 minutes 02 seconds East, 62.15 feet;

Along said curve to the left, an arc length of 62.25 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

North 89 degrees 19 minutes 40 seconds East, a distance of 108.20 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner at the beginning of a curve to the right with a radius of 66.00 feet, a delta of 90 degrees 03 minutes 49 seconds, and a chord bearing and distance of South 45 degrees 38 minutes 19 seconds East, 93.39 feet;

Along said curve to the right, an arc length of 103.75 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner on the West right-of-way line of Lake Forest Drive (120 foot right-of-way);

THENCE South 00 degrees 36 minutes 18 seconds East, along said West right-of-way line of Lake Forest Drive, a distance of 233.98 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the most Eastern Northeast corner of Lot 2, Block A of Heights at Lake Forest Addition, an Addition to the City of McKinney, Collin County, Texas, according to the map recorded in Cabinet 2013, Page 426, Map Records, Collin County, Texas;

THENCE traversing along said Lot 2, Block A as follows:

South 89 degrees 18 minutes 45 seconds West, a distance of 300.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner;

North 00 degrees 36 minutes 18 seconds West, passing at a distance of 100.40 feet, an "X" found at the common most Northern Northeast corner of said Lot 2, Block A and the Southeast corner of the aforementioned Lot 1R, Block A, and having a total distance of 315.02 feet to the POINT OF BEGINNING and containing 89,920 square feet or 2.06 acres of land.