

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1.2839 acre (55,929 square foot) tract of land situated in the F.T. Duffau Survey, Abstract No. 287, City of McKinney, Collin County, Texas; said tract being all of that tract of land described as Tract Two in Warranty Deed with a Community Property Right of Survivorship Agreement to Robert G. Egan and Susan K. Egan recorded in Instrument No. 2018011000004320 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 with "WAI 5714" cap found in the west right-of-way line of S. Airport Road (a variable width right-of-way); said point being the southeast corner of Lot 1, Block A, McKinney Airport Center Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20211228010004700 of said Official Public Records;

THENCE South 01°57'36" West, along the said west line of S. Airport Road, a distance of 175.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner; from said point a 1/2-inch iron rod with cap stamped "P&C 1871" found bears South 76°08'47" East, a distance of 0.90 feet;

THENCE North 89°08'06" West, departing the said west line of S. Airport Road, a distance of 320.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 02°11'22" East, a distance of 175.01 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the south line of said Lot 1;

THENCE South 89°08'06" East, along the said south line of Lot 1, a distance of 319.30 feet to the **POINT OF BEGINNING** and containing 55,929 square feet or 1.2839 acres of land, more or less.