

**FIELD NOTES DESCRIPTION:  
2.697 ACRES**

**PART** of a tract of land situated in the Oliver Hedcoxe Survey, Abstract No. 392, and being a portion of a tract of land described by deed to Elizabeth Snider, Margaret Workman and William Robert Floyd (hereafter called Workman Tract) recorded in Instrument Number 20100712000713630 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod with cap stamped "J.B.I." found for the most southwest corner of a tract of land described by deed to Today McKinney Ranch II, L.P., recorded in Instrument Number 20071011001399480 of the Official Public Records of Collin County, Texas, same being the northwest corner of a tract of land described by deed to TFI McKinney Land, LLC. (Called Tract 5) recorded in Instrument Number 20140305000201890;

**THENCE** South 25 degrees 24 minutes 56 seconds East, through the interior of said Tract 5, a distance of 60.04 feet to a 1/2 inch iron rod with cap stamped "J.B.I." found lying on the southeast line of said Tract 5 and the northwest line of said Workman tract, and for the **POINT OF BEGINNING** of the herein described Right-of-Way Easement;

**THENCE** through the interior of said Workman tract the following courses and distances:

South 32 degrees 31 minutes 26 seconds East a distance of 213.92 to a point for corner;  
South 57 degrees 28 minutes 34 seconds West a distance of 115.00 to a point for corner;  
South 32 degrees 31 minutes 26 seconds East a distance of 270.85 to a point for corner;  
South 89 degrees 19 minutes 43 seconds West a distance of 285.14 to a point for corner lying on the northeast corner of Stacy Road a variable width right-of-way;

**THENCE** North 21 degrees 55 minutes 47 seconds West, along the northeast line of said Stacy Road, a distance of 115.07 to a 5/8 inch iron rod found for corner;

**THENCE** North 25 degrees 23 minutes 53 seconds West, continuing along the northeast line of said Stacy Road, a distance of 165.46 to a point for corner;

**THENCE** North 19 degrees 34 minutes 19 seconds East, continuing along the northeast line of said Stacy Road, a distance of 42.43 to a point for corner;

**THENCE** North 64 degrees 35 minutes 46 seconds East, continuing along the northeast line of said Stacy Road, a distance of 10.00 to a point for corner;

THENCE North 25 degrees 24 minutes 14 seconds West, continuing along the northeast line of said Stacy Road, a distance of 65.00 to a point for corner lying on the southerly line of an Access Easement Agreement to the city of McKinney recorded in Volume 5730, Page 897 of the Deed Records of Collin County, Texas;

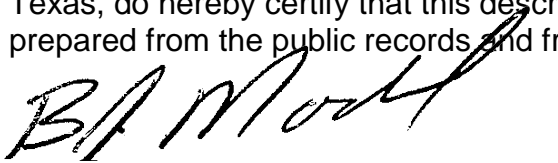
THENCE North 64 degrees 35 minutes 29 seconds East, along the southerly line of said city of McKinney Easement Agreement tract, a distance of 209.83 to the beginning of a curve to the left;

THENCE with said curve to the left continuing along said southerly line with a radius of 2500.00 feet, a central angle of 01 degrees 17 minutes 17 seconds, an arc length of 56.20 feet, a chord bearing of North 63 degrees 56 minutes 51 seconds East, a chord length of 56.20 feet; to the POINT OF BEGINNING, containing 117468 square feet, or 2.697 acres of land

**The Basis of Bearings** for this survey is based on the State Plane Coordinate System NAD83, Texas - North Central Zone 4202.

**\*Surveyors Certification\***

I, **Brian J. Maddox**, Registered Professional Land Surveyor Number 5430, State of Texas, do hereby certify that this description and the sketch attached hereto were prepared from the public records and from an actual survey made on the ground.



Brian J. Maddox, R.P.L.S.  
May 8, 2015

