

BEING a portion of a called 3.000 acre tract of land situated in the Oliver Hedgecoxe Survey, Abstract Number 392 in the City of McKinney, Collin County, Texas as recorded in Instrument Number 20170104000013540 of the Official Public Records of Collin County, Texas, same being all of Lot 3, Block A of Ridge Commons Addition, an addition to the City of McKinney, as recorded in Instrument Number 20180321010001250 of the Official Public records of Collin County, Texas and being more particularly described by metes and bounds ;as follows:

BEGINNING at the northeast corner of Lot 2, Block B of TCI McKinney Ranch Addition, an addition to the City of McKinney, as recorded in Instrument Number 20170913010004340 of the Official Public Records of Collin County, Texas, same being the northwest corner of said Lot 3 of Ridge Commons Addition and also being on the south Right-of-Way line of McKinney Ranch Parkway (a variable width Right-of-Way) as recorded in Instrument Number 20071214010004400 of the Official Public Records of Collin County, Texas;

THENCE South $86^{\circ}47'40''$ East, along the north line of said Lot 3 and the common south Right-of-Way line of said McKinney Ranch Parkway, a distance of 77.44 feet to a point for corner;

THENCE North $89^{\circ}23'30''$ East, continuing all said common line, a distance of 130.00 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 67.00 feet, a central angle of $60^{\circ}58'48''$, and a chord that bears South $60^{\circ}06'59''$ East, a distance of 67.99 feet;

THENCE along said curve, and arc distance of 71.31 feet to a point for corner in the east line of said Lot 3 and the common west Right-of-Way line of South Ridge Road (a variable width Right-of-Way) as recorded in Volume 2007, Page 587 and Instrument Number 20071214010004400 of the Plat Records of Collin County, Texas;

THENCE South $07^{\circ}25'20''$ East, continuing along said common line, a distance of 47.32 feet to a point for corner;

THENCE South $03^{\circ}33'58''$ West, a distance of 84.28 feet to a point for corner at the southeast corner of said Lot 3, same being the northeast corner of Lot 2, Block A of said Ridge Commons Addition, same also being on the west Right-of-Way line of said South Ridge Road;

THENCE South $89^{\circ}22'13''$ West, leaving said west Right-of-Way line and along the south line of said Lot 3 and the common north line of said Lot 2 of Ridge Commons Addition, a distance of 265.27 feet to the southwest corner of said Lot 3, same being the northwest corner of said Lot 2, and also being on the east line of Lot 2, Block A of said TCI McKinney Ranch Addition;

THENCE North $00^{\circ}37'47''$ West, along the west line of said Lot 3 of Ridge Commons Addition and the common east line of said Lot 2 of said TCI McKinney ranch Addition, a distance of 170.79 feet to the POINT OF BEGINNING and containing 1.010 acres (43,978 square feet) of land, more or less.