



FIELD NOTES

BEING Lot 3, in Block A, of LOTS 1-3, BLOCK A OF THE FREEDOM POWERSPORTS ADDITION, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2018, Page 139 of the Plat Records of Collin County, Texas, said premises being more particularly described as follows;

BEGINNING at a capped iron rod set on the east right of way of US Highway 75 marking the southwest corner of said Lot 3;

THENCE with the east line of said highway and the west line of said Lot 3, North 22°13'22" East, 133.36 feet to a TxDOT aluminum disk monument found;

THENCE with the east line of said highway and the west line of said Lot 3, North 15°27'12" East, 219.64 feet to a TxDOT aluminum disk monument found;

THENCE with the east line of said highway and the west line of said Lot 3, North 37°46'47" East, 174.90 feet to a ½" iron rod found;

THENCE with the east line of said highway and the west line of said Lot 3, North 23°39'49" East, 66.08 feet to a capped iron rod set;

THENCE with the east line of said highway and the west line of said Lot 3, North 57°06'45" East, 68.38 feet to a capped iron rod found on the south right of way of Bloomdale Road;

THENCE with the south line of said road and the north line of said Lot 3, North 89°08'08" East, 30.74 feet to a capped iron rod found marking the beginning of a curve to the left;

THENCE with the south line of said road, the north line of said Lot 3 and said curve having a radius of 1110.00 feet, a chord bearing North 86°12'59" East, 113.06 feet and an arc length of 113.11 feet to a capped iron rod found;

THENCE with the south line of said road and the north line of said Lot 3, North 83°17'50" East, 51.32 feet to a ½" iron rod found marking the beginning of a curve to the left;

THENCE with the south line of said road, the north line of said Lot 3 and said curve having a radius of 990.00 feet, a chord bearing North 83°37'14" East, 11.17 feet and an arc length of 11.17 feet to a capped iron rod set;

THENCE with the south line of said road and the north line of said Lot 3, South 48°24'02" East, 20.38 feet to a capped iron rod set on the east right of way of McLarry Drive;

THENCE with the west line of said road and the east line of said Lot 3, South 01°10'44" East, 289.37 feet to a capped iron rod set marking the beginning of a curve to the left;

THENCE with the west line of said road, the east line of said Lot 3 and said curve having a radius of 580.00 feet, a chord bearing South 03°08'10" East, 39.62 feet and an arc length of 39.63 feet to a capped iron rod set;

THENCE with the west line of said road and the east line of said Lot 3, South 05°05'36" East, 66.10 feet to a capped iron rod set marking the beginning of a curve to the right;

THENCE with the west line of said road, the east line of said Lot 3 and said curve having a radius of 520.00 feet, a chord bearing South 04°56'29" East, 2.76 feet and an arc length of 2.76 feet to a capped iron rod found;



THENCE departing said road and with the south line of said Lot 3, South $71^{\circ}52'15''$ East, 563.09 feet to the point of beginning and containing 4.357 acres of land.