

## FIELD NOTE DESCRIPTION

BEING a 4.237 acre tract of land situated in the George F. Lucas Survey Abstract No. 540 and the John Phillips Survey Abstract 718, the City of McKinney, Collin County, Texas and being all of Lot 1, Block A, Wilbow Alma Addition, according to the plat recorded in Cabinet 2017, Page 355, Plat Records, Collin County, Texas. and being particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the intersection of the northerly line of Collin McKinney Parkway a variable width right of way and the easterly line of Alma Road a 120 feet wide right of way and being the beginning of a curve to the right having a radius of 80.00 feet and a chord bearing of SOUTH 72°26'35" EAST;

THENCE along the northerly line of said Collin McKinney Parkway and along said curve to the right through a central angle of 84°47'32" for an arch length of 118.39 feet to a 5/8 inch iron rod found for corner;

THENCE along the easterly line of said Alma Road, NORTH 30°02'48" WEST a distance of 34.45 feet to a 5/8 inch iron rod found for corner and being the beginning of a curve to the left with a radius of 1460.00 feet and a chord bearing of NORTH 40°58'58" EAST;

THENCE along said curve to the left through a central angle of 21°52'20" for an arch length of 557.34 feet to a 5/8 inch iron rod found for corner;

THENCE continuing along easterly line of said Alma Road, NORTH 51°55'08" WEST a distance of 195.33 feet to a 5/8 inch iron rod found for corner located in the south line of a 82.3505 acre tract of land to The Lehner Family Revocable Trust, per cc# 20200928001659330, Official Public Records, Collin County, Texas;

THENCE along the common line of said Lot 1 and said 82.3505 acre tract, NORTH 89°16'47" EAST a distance of 436.78 feet to a capped iron rod found for corner and being the northwest corner of Liberty Hill Addition, an addition to the City of McKinney per plat recorded in Cabinet 2018, Page 762, Plat Records, Collin County, Texas;

THENCE along the common line of said Liberty Hill Addition as follows:

SOUTH 32°19'55" EAST a distance of 370.78 feet to a "X" Cut in Concrete found for corner;

SOUTH 41°28'18" EAST a distance of 137.68 feet to a "X" Cut in Concrete found for corner;

SOUTH 12°01'49" EAST a distance of 50.99 feet to a capped iron rod found for corner;

SOUTH 39°42'47" EAST a distance of 45.18 feet to a capped iron rod found for corner and being the beginning of a curve to the right with a radius of 272.00 feet and a chord bearing of SOUTH 12°13'58" EAST;

THENCE along said curve to the right through a central angle of 4°15'40" for an arch length of 20.23 feet to a capped iron rod found for corner;

THENCE SOUTH 10°06'08" EAST a distance of 15.46 feet to a 5/8 inch iron rod found for corner;

THENCE SOUTH 32°49'36" WEST a distance of 31.51 feet to a 5/8 inch iron rod found for corner and being located in the northerly line of said Collin McKinney Parkway and being the beginning of a curve to the left with a radius of 810.00 feet and a chord bearing of SOUTH 69°38'05" WEST;

THENCE along said curve to the left through a central angle of 8°56'52" for an arch length of 126.50 feet to the POINT OF BEGINNING;

CONTAINING 4.237 acres or 184,545 square feet of land more or less.