

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS

COUNTY OF COLLIN

WHEREAS PK ELDORADO PLAZA L.P., is the owner of a 1.861 acre tract of land situated in the William Ryan Survey, Abstract No. 746, Collin County, Texas and being all of LOT 1R1D, BLOCK A of ELDORADO PARK ADDITION, an addition to the City of McKinney as recorded by plat in Volume 5967, Page 5850 of the Plat Records of Collin County, Texas (PRCCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the northeast corner of said LOT 1R1D, same being on the westerly right-of-way line of U.S. HIGHWAY NO. 75 (a variable width right-of-way);

THENCE along the easterly line of said LOT 1R1D and the westerly right-of-way line of said U.S. HIGHWAY NO. 75 South $04^{\circ}14'26''$ East, a distance of 165.32 feet to an "X" cut set in concrete at the northeast corner of LOT 1R1C, BLOCK A of ELDORADO PARK ADDITION, an addition to the City of McKinney as recorded in Volume 5967, Page 5850 PRCCT, same being the southeast corner of said LOT 1R1D;

THENCE North $88^{\circ}05'39''$ West, departing the westerly right-of-way line of said U.S. HIGHWAY NO. 75 and along the common line of said LOT 1R1D, BLOCK A and LOT 1R1C, BLOCK A, a distance of 42.28 feet to an "X" cut set for a corner;

THENCE along a curve to the right having a radius of 32.00 feet, chord bearing North $46^{\circ}59'38''$ West, chord length 42.07 feet, through a delta of $82^{\circ}12'03''$ for an arc length of 45.91 feet to an "X" cut set for corner;

THENCE along a curve to the left having a radius of 32.00 feet, chord bearing North $46^{\circ}59'38''$ West, chord length 42.07 feet, through a delta of $82^{\circ}12'03''$ for an arc length of 45.91 feet to an "X" cut set for corner;

THENCE North $88^{\circ}05'39''$ West, a distance of 60.99 feet to an "X" cut set for a corner;

THENCE South $01^{\circ}53'44''$ West, a distance of 29.13 feet to an "X" cut set at the northeast corner of LOT 1R1A, BLOCK A of ELDORADO PARK ADDITION, and addition to the City of McKinney as recorded in Cabinet Q, Page 217 PRCCT.

THENCE in a northerly and westerly direction, along the common line of said LOTS 1R1D and 1R1A, the following:

North $88^{\circ}06'16''$ West, a distance of 235.82 feet to an "X" cut set for a corner;

South $01^{\circ}53'44''$ West, a distance of 26.30 feet to an "X" cut set for a corner;

North $88^{\circ}06'16''$ West, a distance of 154.97 feet to an "X" cut set for a corner;

North $01^{\circ}53'44''$ East, a distance of 169.64 feet to a 5/8-inch iron rod set for the most north common corner of said LOTS 1R1D and 1R1A;

THENCE South 87°50'37" East, along the north line of said LOT 1R1D, a distance of 539.78 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.861 acres or 81,059 square feet of land more or less.