

FIELD NOTE DESCRIPTION

BEING a 10.790 acre tract of land situated in the T.J. McDonald Survey, Abstract Number 576, in the City of McKinney, Collin County, Texas and being a portion of a 12.133 acre tract of land described as Tract 2 according to the deed recorded in Volume 3658, Page 145 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

BEGINNING at an 5/8 inch iron rod set for the southeast corner of a 0.077 acre right-of-way dedication to the City of McKinney for Wilmeth Road (variable width) recorded in cc#201000726000763790 (DRCCT) and being the west right-of-way line of Redbud Boulevard (a 100 feet wide right-of-way at this point);

THENCE along the west right-of-way line of said Redbud Boulevard as follows;

SOUTH 00°04'20" WEST a distance of 328.99 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 1,318.22 feet and a chord bearing of South 00°03'28" West;

Along said curve to the left through a central angle of 00°01'43" for an arc length of 0.66 feet to a 5/8 inch iron rod set for the northeast corner of Lot 6RR, Block B of the Amending Plat of Bray Central Two, an addition to the City of McKinney according to the plat recorded in Cabinet N, Page 322 of the Plat Records of Collin County, Texas (PRCCT) and being located in the southerly line of said 12.133 acre tract of land;

THENCE departing the westerly right-of-way line of said Redbud Boulevard SOUTH 89°19'00" WEST a distance of 1,348.78 feet to a 5/8 inch iron rod set for the southeast corner of 0.1311 acre dedication to the State of Texas (Parcel 14 - Part 1) recorded in CC#20080220000199440 (DRCCT); for the easterly right-of-way line of U.S. Highway No. 75 (a variable width right-of-way);

THENCE along the easterly line of said Parcel 14- Part 1 for said U.S. Highway No. 75 as follows:

NORTH 14°04'07" EAST a distance of 144.81 feet to a Highway Monument found for corner;

NORTH 12°39'30" EAST a distance of 160.84 feet to a 5/8 inch iron rod set for the northeast corner of said Parcel 14 - Part 1;

NORTH 50°21'00" EAST a distance of 44.55 feet to a 5/8 inch iron rod set for the most northerly northwest corner of said 12.133 acre tract of land and being located in the southerly right-of-way line of said Wilmeth Road;

THENCE along the northerly line of said 12.133 acre tract of land with the southerly right-of-way line of said Wilmeth Road as follows:

NORTH 89°03'00" EAST a distance of 619.50 feet to a 5/8 inch iron rod found for corner;

NORTH 29°30'00" EAST a distance of 87.92 feet to a 5/8 inch iron rod found for corner located in the southerly right-of-way line of said Wilmeth Road;

THENCE along the southerly right-of-way line of said Wilmeth Road NORTH 89°15'00" EAST a distance of 201.78 feet to a 5/8 inch iron rod set for the west corner of said 0.077 acre right-of-way dedication;

THENCE along said dedication, SOUTH 88°07'00" EAST a distance of 180.19 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said dedication, NORTH 89°15'00" EAST a distance of 132.93 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 66.00 feet and a chord bearing of South 45°39'29" East;

THENCE with said curve to the right through a central angle of 90°11'12" for an arc length of 103.89 feet to the POINT OF BEGINNING;

CONTAINING 10.790 acres or 470,009 square feet of land, more or less, all according to that survey prepared by AJ Bedford Group, Inc.,