

TRACT 1

BEING a tract of land situated in the William Ryan Survey, Abstract No. 746, Collin County, Texas, and being all of Lot 1R, Block B of the Minor Replat of Eldorado Park Addition, an Addition to the City of McKinney, according to the plat recorded in Cabinet P, Page 225, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the west right-of-way line of U.S. Highway 75 (variable width R.O. W.), said point also being at the southeast corner of Lot 2, Block B of Eldorado Park Addition as recorded by plat in Cabinet M, Page 313, Plat Records, Collin County, Texas;

THENCE S11°09'48"W, leaving the south line of said Lot 2, Block B, and along the west right-of-way line of said U.S. Highway 75, a distance of 246.40 feet to a point for corner;

THENCE N80°54'32"W, leaving the west right-of-way line of said U.S. Highway 75, a distance of 378.53 feet to a point for corner;

THENCE S35°42'01"W, a distance of 167.80 feet to a point for corner;

THENCE S08°50'14"W, a distance of 39.93 feet to point for corner in the north right-of-way line of Eldorado Parkway (variable width R.O.W.), said point being the beginning of a non-tangent curve to the left having a radius of 960.00 feet;

THENCE along said Eldorado Parkway and non-tangent curve to the left, an arc distance of 315.13 feet through a central angle of 17°54'46" and a chord bearing and distance of N89°53'14"W, 298.91 feet to a point for corner of a corner clip of said Eldorado Parkway and the easterly right-of-way line of Craig Drive (60' R.O. W.);

THENCE along said corner clip, N53°39'46"W, a distance of 20.98 feet to a point, said point being the beginning of a non-tangent curve to the right having a radius of 970.00 feet;

THENCE leaving said corner clip and along the easterly right-of-way line of said Craig Drive and non-tangent curve to the right, an arc distance of 304.51 feet through a central angle of 17°59'13" and a chord bearing and distance of N01°24'08"E, 303.26 feet to a point being the beginning of a compound curve to the right having a radius of 470.00 feet;

THENCE along said easterly right-of-way line of said Craig Drive and compound curve to the right, an arc distance of 710.99 feet through a central angle of 86°40'26" and a chord bearing and distance of N53°42'54"E, 645.11 feet to a point for corner at the northwest corner of aforementioned Lot 2, Block B. Eldorado Park Addition;

THENCE S06°35'26"W, leaving the now southerly right-of-way line of said Craig Drive and along the west line of said Lot 2, Block B, a distance of 302.05 feet to a point for corner at the southwest corner of said Lot 2, Block B;

THENCE S83°24'34"E, leaving said west line and along the south line of said Lot 2, Block B, a distance of 350.95 feet to the POINT OF BEGINNING and containing 357,846 square feet or 8.215 acres of land.

TRACT II - VII

BEING a tract of land situated in the William Ryan Survey, Abstract No. 746, Collin County, Texas, and being all of Lot 1R3 and Lot 2AR2, Block A of the Eldorado Park Addition, according to the plat recorded in Volume 2007, Page 334, Plat Records, Collin County, Texas, and being all of Lot 1R1A and Lot 1R1B, Block A of the Eldorado Park Addition, according to the plat recorded in Cabinet Q, Page 217, Plat Records, Collin County, Texas, and being all of Lot 1R1CR, Block A of the Eldorado Park Addition, according to the plat recorded in Cabinet Q, Page 572, Plat Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a point at the northerly point of a corner clip for the intersection of the northerly right-of-way line of Eldorado Parkway (120' right-of-way) and the westerly right-of-way line of Craig Drive (60' right-of-way), said iron rod also being the beginning of a curve to the right having a radius of 1,030.00 feet, a chord bearing of N01°13'56"W and a chord length of 236.37 feet;

THENCE along the westerly right-of-way line of said Craig Drive and along said curve to the right through a central angle of 13°10'40" for an arc length of 236.90 feet to a point for the northeasterly corner of Lot 2AR2, Block A of said Eldorado Park Addition, recorded in Volume 2007, Page 334 for the POINT OF BEGINNING;

THENCE departing the westerly right-of-way line of said Craig Drive and along the northerly line of said Lot 2AR2, Block A as follows:

N85°32'47"W, a distance of 118.81 feet to a point for corner;

S84°54'39"W, a distance of 185.45 feet to a point for corner;

S65°46'36"W, a distance of 117.74 feet to a point for corner in the easterly line of Hidden Forest, an addition to the City of McKinney, according to the plat recorded in Cabinet K, Page 850 (MRCCT);

THENCE departing the northerly line of said Lot 2AR2, Block A and along the easterly line of said Hidden Forest as follows:

N25°02'30"E, a distance of 925.20 feet to a point for corner;

N36°42'33"E, a distance of 214.24 feet to a point for corner and being the beginning of a curve to the left having a radius of 205.00 feet, a chord bearing of N18°01'51"E and a chord length of 131.31 feet;

Along said curve to the left through a central angle of 37°21'25" for an arc length of 133.66 feet to a point for corner and being the beginning of a curve to the left having a radius of 185.50 feet, a chord bearing of N08°23'52"W and a chord length of 50.03 feet;

Along said curve to the left through a central angle of 15°30'00" for an arc length of 50.18 feet to a point for corner at the northeasterly corner of said Hidden Forest;

THENCE S87°50'37"E, a distance of 261.75 feet to a point for corner, said point being the northwest corner of Lot 1R1D, Block A of the Eldorado Park Addition, according to the plat recorded in Cabinet Q, Page 572, Plat Records Collin County, Texas;

THENCE S01°53'44"W, along the west line of said Lot 1R1D, a distance of 169.64 feet to a point for corner;

THENCE departing the west line of Lot 1R1D and along the south line of Lot 1R1D the following:

S88°06'16"E, a distance of 154.96 feet to a point for corner;

N01°53'44"E, a distance of 26.30 feet to a point for corner;

S88°06'16"E, a distance of 235.82 feet to a point for corner;

N01°53'44"E, a distance of 29.13 feet to a point for corner;

S88°05'39"E, a distance of 60.99 feet to a point for corner;

Curve to the right, delta angle 82°12'03", a radius of 32.00 feet, and arc distance of 45.91 feet, a chord bearing of S46°59'38"E, a distance of 42.07 feet to a point for corner;

Curve to the left, delta angle 82°12'03", a radius of 32.00 feet, and arc distance of 45.91 feet, a chord bearing of S46°59'38"E, a distance of 42.07 feet to a point for corner;

S88°05'39"E, a distance of 42.28 feet to a point for corner, said point being in the west line of US Highway 75;

THENCE S01°53'44"W, leaving the south line of Lot 1R1D and along the west line of US Highway 75, a distance of 254.77 feet, said point being the northeast property corner of Lot 2, Block A Eldorado Park Addition, according to the plat recorded in Cabinet O, Page 272, Plat Records of Collin County, Texas;

THENCE departing the westerly right-of-way line of said US Highway 75 and along the common line of said Lot 2, Block A and Lot 1R1D, Block A as follows:

N88°06'16"W, a distance of 287.65 feet to a point for corner;

S01°53'44"W, a distance of 178.34 feet to a point for corner in the northwesterly right-of-way line of aforementioned Craig Drive for the beginning of a curve to the left having a radius of 530.00 feet, a chord bearing of S56°44'17"W and a chord length of 767.11 feet;

THENCE departing said common line and along the northwesterly right-of-way line of said Craig Drive as follows:

Along said curve to the left through a central angle of 92°43'10" for an arc length of 857.68 feet to a point for corner and the beginning of a curve to the left having a radius of 1,030.00 feet, a chord bearing of S07°52'33"W and a chord length of 90.54 feet;

Along said curve to the left through a central angle of 05°02'16" for an arc length of 90.56 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 14.346 acres or 624,900 square feet of land more or less.