

METES AND BOUNDS

Being a portion of Lot 2 and 3, Block 3 of H.A. Finch Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2, Page 24, Plat Records, Collin County, Texas, and being the same tract of land described in deed to John D. Camp and Deborah Camp, husband and wife, recorded under Instrument No. 20171127001565530, (D.R.C.C.T.) and being more particularly described as follows;

Beginning at a ½" iron rod found for corner in the East line of a Finch Avenue, at the Southwest corner of Lot 1R, Block a of Bush Addition, recorded in Volume 2017, Page 94, (D.R.C.C.T.);

Thence North 86 deg. 57 min. 09 sec. East, a distance of 184.13 feet to a "X" found for corner from which a 3/8" iron rod found for reference bears South 83 deg. 23 min. 49 sec. West, a distance of 9.60 feet at the inner "ell" corner of Lots 1R and 2, Block A of said Bush Addition;

Thence South 01 deg. 04 min. 35 sec. West, a distance of 169.09 feet to a ½" yellow capped iron rod set for corner in the West line of said Lot 2, Block A, at the most Easterly Northeast corner of a portion of Lot 2 described in deed to Melanie P. Stokes, recorded in Volume 5915, Page 3542, (D.R.C.C.T.);

Thence South 78 deg. 23 min. 58 sec. West, a distance of 56.30 feet to a ½" iron rod found for corner;

Thence North 12 deg. 03 min. 39 sec. West, a distance of 28.71 feet to a ½" iron rod found for corner at the inner "ell" corner of said Stokes tract;

Thence South 78 deg. 41 min. 35 sec. West, a distance of 86.73 feet to a ½" yellow capped iron rod set for corner in the East line of Finch Avenue, at the Northwest corner of said Stokes tract, said point being at the beginning of a curve to the right having a central angle of 04 deg. 42 min. 39 sec., a radius of 598.91 feet and a chord bearing and distance of North 14 deg. 56 min. 55 sec. West, 49.23 feet;

Thence Northerly along said curve to the right an arc distance of 49.24 feet to a ½" iron rod found for corner in said East line, at the beginning of a curve to the right having a central angle of 12 deg. 34 min 19 sec., a radius of 520.87 feet, and a chord bearing and distance of North 11 deg. 01 min. 05 sec. West, a distance of 114.06 feet;

Thence Northerly along said curve to the right a distance of 114.29 feet to the POINT OF BEGINNING and containing 27,182 square feet or 0.62 of an acre of land.