

ZONING DESCRIPTION

BEING a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and a part of Lot 3R, Block A, Headington Heights Addition, an addition to the City of McKinney, recorded in Instrument No. 2015013001000410, Official Public Records, Collin County, Texas, and being a part of a tract of land described in Special Warranty Deed to McKinney SH III, LTD., recorded in Instrument No. 20190131000104710 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Lot 3R, Block A, in the south right-of-way line of Taft Lane (a variable width right-of-way);

THENCE with said south right-of-way line of Taft Lane and the north line of said Lot 3R, North 89°27'49" East, a distance of 394.24 feet to a point for corner;

THENCE departing said south right-of-way line of Taft Lane and over and across said Lot 3R, South 02°14'26" West, a distance of 388.42 feet to a point for the southwest corner of a called 1.7477 acre tract of land described in Special Warranty Deed to L&M Hideaway Properties, LLC recorded in Instrument No. 20211215002527820 of said Official Public Records;

THENCE with the south line of said 1.7477 acre tract, the following courses and distances:

South 87°45'34" East, a distance of 266.75 feet to a point for corner;

North 83°43'36" East, a distance of 81.05 feet to a point for corner;

South 87°45'35" East, a distance of 99.88 feet to a point for the southeast corner of said 1.7477 acre tract, in the west right-of-way line of Hardin Boulevard (a variable width right-of-way) and being the beginning of a non-tangent curve to the left with a radius of 1,985.00 feet, a central angle of 00°43'22", and a chord bearing and distance of South 02°33'18" West, 25.04 feet;

THENCE with said west right-of-way line of Hardin Boulevard, the following courses and distances:

In a southerly direction, with said non-tangent curve to the left, an arc distance of 25.04 feet to a point for corner;

South 02°11'37" West, a distance of 20.75 feet to a point for the southeast corner of said Lot 3R;

THENCE departing said west right-of-way line of Hardin Boulevard and with the south line of said Lot 3R, North 87°48'23" West, a distance of 830.66 feet to the southwest corner of said Lot 3R;

THENCE with the west line of said Lot 3R, North 00°51'18" East, a distance of 403.91 feet to the **POINT OF BEGINNING** and containing 177,582 square feet or 4.0767 acres of land

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).