

39.533-ACRE TRACT METES AND BOUNDS

BEING A TRACT OF LAND LOCATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 2R1, BLOCK A, ADDISON WILSON ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2023, PAGE 831, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF NORTH CENTRAL EXPRESSWAY (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE NORTHEAST RIGHT-OF-WAY OF LAUD HOWELL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 81°14'14" W, ALONG SAID CORNER CLIP, A DISTANCE OF 26.34 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2R AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID LAUD HOWELL PARKWAY AS FOLLOWS:

1) N 26°58'46" W, A DISTANCE OF 59.42 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

2) N 26°58'53" W, A DISTANCE OF 15.79 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

3) N 28°30'32" W, A DISTANCE OF 17.73 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

4) NORTHWESTERLY, AN ARC LENGTH OF 324.51 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1365.00 FEET, A DELTA ANGLE OF 13°37'17", AND A CHORD BEARING OF N 35°19'10" W, 323.75 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

5) N 42°07'48" W, A DISTANCE OF 276.23 FEET TO AN "X" CUT SET, BEING THE WEST CORNER OF SAID LOT 2R AND THE SOUTH CORNER OF LOT 1, BLOCK A, ADDISON WILSON ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 2020, PAGE 92, P.R.C.C.T.;

THENCE N 47°52'12" E, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID LAUD HOWELL PARKWAY, ALONG THE NORTHWEST LINE OF SAID LOT 2R AND THE SOUTHEAST LINE OF SAID LOT 1, AT A DISTANCE OF 960.00 FEET PASSING AN "X" CUT SET, BEING THE EAST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF LOT 1R, BLOCK B, OF SAID ADDISON WILSON ADDITION RECORDED IN VOLUME 2023, PAGE 831, AND CONTINUING IN ALL A TOTAL DISTANCE OF 2020.97 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTHWEST LINE OF LOT 3R, BLOCK B OF SAID ADDISON WILSON ADDITION RECORDED IN VOLUME 2023, PAGE 831, P.R.C.C.T., SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 2R AND THE EAST CORNER OF SAID LOT 1R;

THENCE ALONG THE NORTHWEST LINE OF SAID LOT 2R AND THE SOUTHEAST LINE OF SAID LOT 3R AS FOLLOWS:

- 1) S 43°10'11" E, A DISTANCE OF 102.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;
- 2) SOUTHEASTERLY, AN ARC LENGTH OF 39.04 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 74°33'39", AND A CHORD BEARING OF S 80°27'01" E, 36.34 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- 3) NORTHEASTERLY, AN ARC LENGTH OF 168.13 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 32°06'38", AND A CHORD BEARING OF N 78°19'23" E, 165.94 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 4) S 85°37'18" E, A DISTANCE OF 325.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE THE RIGHT;
- 5) SOUTHEASTERLY, AN ARC LENGTH OF 217.88 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 41°36'43", AND A CHORD BEARING OF S 64°48'56" E, 213.12 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 6) S 44°00'35" E, A DISTANCE OF 98.51 FEET TO A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY, FROM WHICH AN IRON ROD FOUND WITH A CAP (ILLEGIBLE) BEARS S 33°38' E A DISTANCE OF 1.2 FEET, SAID POINT BEING THE EAST CORNER OF SAID LOT 2R AND THE SOUTH CORNER OF SAID LOT 3R;

THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 2R AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY AS FOLLOWS:

- 1) S 45°38'10" W, A DISTANCE OF 378.64 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 2) S 47°07'33" W, A DISTANCE OF 1000.06 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) S 55°01'35" W, A DISTANCE OF 202.24 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 4) S 55°18'23" W, A DISTANCE OF 202.39 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 5) S 53°20'18" W, A DISTANCE OF 201.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 6) S 49°55'46" W, A DISTANCE OF 219.81 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 7) S 45°44'56" W, A DISTANCE OF 343.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 39.533 ACRES (1,722,041 SQUARE FEET) OF LAND, MORE OR LESS.