

BEING all that certain 56,880 square foot tract of land situated in the William McCarty Survey, Abstract No. 575, City of McKinney, Collin County, Texas, same being all of Lot 2R, Block A, Prestwick Park 380 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2024, Page 527, Official Public Records, Collin County, Texas, same being a portion of that certain tract of land conveyed to DSF Prestwick, LP, by Special Warranty Deed, recorded in Document Number 20220202000189300, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with green plastic cap stamped “Eagle Surveying” found for the most northerly northeast corner of said Lot 2R, same being the north end of a corner clip in the intersection of Prestwick Hollow Drive (a variable width right-of-way) and W. University Drive (a variable width right-of-way);

THENCE South 46 deg. 46 min. 25 sec. East, along the common line of said Lot 2R and said corner clip, a distance of 11.46 feet to a ½ inch iron rod with green plastic cap stamped “Eagle Surveying” found for the most easterly northeast corner of said Lot 2R, same being the south end of said corner clip;

THENCE along the common line of said Lot 2R and said Prestwick Hollow Drive as follows:

South 00 deg. 36 min. 33 sec. West, a distance of 59.97 feet to a ½ inch iron rod with green plastic cap stamped “Eagle Surveying” found for the beginning of a curve to the left, having a radius of 638.50 feet, a delta angle of 22 deg. 53 min. 18 sec., and a chord bearing and distance of South 10 deg. 50 min. 02 sec. East, 253.37 feet;

Along said curve to the left, an arc distance of 255.07 feet to a nail found in concrete for the southeast corner of said Lot 2R, same being the northeast corner of Lot 1, Block A, Prestwick Park 380 Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 2024, Page 3, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 32 min. 36 sec. West, along the common line of said Lot 2R and said Lot 1, a distance of 214.93 feet to a V cut found in concrete for the southwest corner of said Lot 2R, same being the southeast corner of Lot 3R, aforesaid Block A, Prestwick Park 380 Addition, thereof recorded in Volume 2024, Page 527, Official Public Records, Collin County, Texas;

THENCE North 00 deg. 00 min. 49 sec. East, along the common line of said Lot 2R and said Lot 3R, a distance of 317.87 feet to a ½ inch iron rod with green plastic cap stamped “Eagle Surveying” found for the northwest corner of said Lot 2R, same being the northeast corner of said Lot 3R, same being in the south right-of-way line of aforesaid W. University Drive;

THENCE North 89 deg. 48 min. 57 sec. East, along the common line of said Lot 2R and said W. University Drive, a distance of 159.52 feet to the POINT OF BEGINNING and containing 56,880 square feet or 1.306 acres of computed land, more or less.