

Being a 2.30 acre tract of land out of the T. McDonald Survey, Abstract No. 576, situated in the City of McKinney, Collin County, Texas, being a portion of a called 57.185 acre tract of land conveyed to CCC Partnership, L.P. by deed of record in Volume 5071, Page 605 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap found at the intersection of the South right-of-way line of Bloomdale Road (130-foot right-of-way) and the West right-of-way line of U.S. Highway 75 (Central Expressway, right-of-way width varies), being the Southeast corner of a called 27,681 square foot tract of land conveyed to Collin County, Texas by deed of record in Document Number 2021101002231150 of said Official Public Records;

THENCE, along the West right-of-way line of U.S. Highway 75 and common East line of said 57.185 acre tract, the following two (2) courses and distances:

1. S37°58'10"E, a distance of 52.65 feet to a 5/8 inch iron rod found;
2. S06°34'38"W, a distance of 290.09 feet to an aluminum monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found at the North corner of a 1.0114 acre tract of land conveyed as Parcel 20 to The State of Texas by deed of record in Document Number 20060810001143960 of said Official Public Records;

THENCE, leaving the West right-of-way line of U.S. Highway 75, over and across said 57.185 acre tract, the following two (2) courses and distances:

1. N79°19'20"W, a distance of 379.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N22°56'31"E, a distance of 276.67 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Bloomdale Road and common South line of said 27,861 square foot tract;

THENCE, N88°59'42"E, along the South right-of-way line of Bloomdale Road and common South line of said 27,861 square foot tract, a distance of 265.57 feet to the **POINT OF BEGINNING**, and containing an area of 2.30 acres (100,369 square feet) of land, more or less.