

BEING a tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576 of Collin County, Texas and part of a called 8.133 acre tract of land conveyed to Curtis Rippee, Kevin Self, and Mike Nichols as recorded in County Clerk No. 20220222000295140 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows;

BEGINNING in the west Right—of—Way (R.O.W.) of McLarry Drive at a 1/2" iron rod found in the north line of the called 8.133 acre tract of land, said iron rod being the northeast corner of the hereto described tract of land, and said iron rod being the southeast corner of Lot 2, Block A of the Freedom Powersports Addition, an addition to the City of McKinney as shown on the plat thereof recorded in Volume 2018, Page 139 of the Plat Records of Collin County, Texas;

THENCE S 00°31'34" E with the west R.O.W. line of McLarry Street a distance of 682.37' to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner and said capped iron rod being the northeast corner of Lot 1, Block A of the Future Equipment Addition, an addition to the City of McKinney as shown on the plat thereof recorded in Volume M, Page 28 of the Plat Records of Collin County, Texas;

THENCE S 88°44'53" W the south line of the called 8.133 acre tract of land and the north line of said Future Equipment Addition a distance of 826.09' to a 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner in the east R.O.W. of U.S. Highway 75;

THENCE N 14°44'50" E with the east R.O.W. of U.S. Highway 75 a distance of 139.41' to a 1/2" iron rod with plastic cap set for corner;

THENCE N 10°47'30" E continuing with the east R.O.W. of U.S. Highway 75 a distance of 203.34' to a 1/2" iron rod with plastic cap stamped "4613" set for the western most northwest corner and said capped iron rod being in the south line of Lot 1, Block A of the New Holland Addition, an addition to the City of McKinney as shown on the plat thereof recorded in Volume K, Page 203 of the Plat Records of Collin County, Texas;

THENCE N 88°47'48" E with the south line of said New Holland Addition passing a 3/8" iron rod found for reference at a distance of 346.69' and continuing for a total distance of 422.20' to a point for corner in the centerline of a creek;

THENCE with the centerline of the creek in a northerly direction the following seven (7) calls;

THENCE N 46°40'49" E a distance of 205.91' to a point for corner;

THENCE N 53°14'27" W a distance of 76.07' to a point for corner;

THENCE N 32'25'23" E a distance of 95.67' to a point for corner;

THENCE N 72'58'01" E a distance of 51.84' to a point for corner;

THENCE N 09'43'13" W a distance of 43.05' to a point for corner;

THENCE N 50'58'58" E a distance of 43.47' to a point for corner;

THENCE N 23'05'46" W a distance of 2.25' to a point for corner in the south line of said Lot 2;

THENCE N 88'45'22" E following the south line of said Lot 2 a distance of 108.63' to the POINT OF BEGINNING, and containing 333,913 Square Feet or 7.666 acres of land.