

## **II. Legal Description**

Being 10.856 acres of land, more or less, in the EPHRIAM D. MCCOY SURVEY, ABSTRACT NO. 577, situated in Collin County, Texas, being that same tract conveyed in Document No. 2024000081350 and Document No. 2024000081351, of the Official Public Records of Collin County, Texas and saidn 10.856 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto.

## **III. Metes & Bounds**

- IV. BEING, all of that 10.856 acre (472,880 square foot) tract of land situated in the E.D. McCoy Survey, Abstract No. 577, in the City of McKinney, Collin County, Texas; being all of that tract of land described in Deed Without Warranty to Billy Ray Boring, Jr., Ronald L. Boring, Charlette A. Womack, and James M. Boring as recorded in Instrument No. 2024000081351 of the Official Public Records of Collin County, Texas; said 10.856 acre tract of land being more particularly described by metes and bounds as follows:
- V. BEGINNING, at a 5/8-inch iron rod with "SAM" cap found at the southeast corner of said Boring tract; said point being in the north right-of-way line of McKinney Ranch Parkway (variable width right-of-way); said point being in the west line of that tract of land described in Deed to the City of McKinney, Texas as recorded in Volume 1989, Page 451 of the Deed Records of Collin County, Texas;
- VI. THENCE, South 89 degrees 05 minutes 55 seconds West, departing the west line of said City of McKinney tract, with the south line of said Boring tract and the north line of said Mckinney Ranch Parkway, a distance of 10.68 feet to a 5/8-inch iron rod with "SAM" cap found for corner;
- VII. THENCE, South 89 degrees 12 minutes 55 seconds West, continuing with the south line of said Boring tract and the north line of said McKinney Ranch Parkway, a distance of 434.91 feet to a at the southwest corner of said Boring tract; from said point an "X" cut in concrete found at the southwest corner of that tract of land described in Right of Way Warranty Deed to the City of McKinney as recorded in Instrument No. 20170522000655420 of said Official Public Records bears South 07 degrees 17 minutes 49 seconds West 10.10 feet;
- VIII. THENCE, North 06 degrees 55 minutes 28 seconds East, with the west line of said Boring tract at a distance of 2.50 feet passing an "X" cut in concrete found at the southeast corner of that tract of land described in Special Warranty Deed to Fairfield McKinney Ranch, LLC as recorded in Instrument No. 2022000180094 of said Official Public Records, continuing in all a total a distance of 575.74 feet to a point for corner; said point being the northeast corner of said Fairfield McKinney Ranch, LLC tract; said point being the southeast corner of Eldorado Pointe Phase 3, an addition to the City of McKinney as recorded in Volume K, Page 582 of the Plat Records of Collin County, Texas; from said point an 5/8-inch iron rod with "SPARR SURVEYS" cap found bears North 10 degrees 23 minutes West 0.5 feet;
- IX. THENCE, North 06 degrees 56 minutes 15 seconds East, continuing with the west line of said Boring tract and the east line of said Eldorado Pointe, a distance of 696.06 feet to a point for corner; said point being the northeast corner of said Eldorado Pointe; said point being the most southerly southeast corner of Lot 30, Block H, Vista of Eldorado Phase VI, an addition to the City of McKinney, as recorded in Volume I, Page 786 of said Plat Records;
- X. THENCE, North 00 degrees 46 minutes 11 seconds West, with the west line of said Boring tract and an east line of said Lot 30, a distance of 8.41 feet to a point for corner; said point being the northwest corner of said Boring Tract; said point being a re-entrant corner in the

- south line of said Lot 30; from said point a 1/2-inch iron rod with "CBG" cap found bears South 55 degrees 27 minutes East, a distance of 0.4 feet;
- XI. THENCE, North 88 degrees 58 minutes 28 seconds East, with the north line of said Boring tract and the south line of said Block H, a distance of 300.66 feet to a point for corner;
- XII. THENCE, South 00 degrees 22 minutes 49 seconds West, departing the south line of said Block H, with the east line of said Boring tract, at a distance of 224.67 feet passing 1/2-inch iron rod, continuing in all a total distance of 1,270.20 feet to the POINT OF BEGINNING and containing an area of 10.856 acres or 472,880 square feet of land, more or less.