

Metes and Bounds

Beginning at a TxDOT monument found at the northernmost northeast corner of said Lot 1, said TxDOT monument being the northern end of a corner clip at the intersection of the south line of Virginia Parkway (a variable-width public right-of-way) with the west line of South Central Expressway (U.S. Highway No. 75, a variable-width public right-of-way);

Thence South 41 degrees 49 minutes 50 seconds East, along said corner clip at the intersection of the south line of Virginia Parkway and the west line of South Central Expressway, a distance of 25.44 feet to a 1/2-inch iron rod with green cap stamped "Eagle Surveying" found for the southern northeast corner of said Lot 1, and being the south end of said right-of-way corner clip;

Thence South 01 degree 48 minutes 30 seconds West, with the west line of South Central Expressway and the east line of said Lot 1, a distance of 223.65 feet to a 5/8-inch iron rod with orange cap stamped "JM Civil Engineering" (hereinafter "JMCE") set for the southeast corner of said Lot 1 and the northeast corner of Lot 2 of said GBT Sprouts McKinney Addition;

Thence North 88 degrees 01 minutes 30 seconds West, with the south line of said Lot 1 and the north line of said Lot 2, a distance of 260.64 feet to an "X" cut in concrete for the southwest corner of said Lot 1 and the northeast corner of said Lot 2, said "X" cut being in the east line of Lot 3R of Wysong Hospital Addition, an addition to the City of McKinney, according to the plat thereof recorded in Instrument No. 2023010000361 of the O.P.R.C.C.T.;

Thence North 01 degree 39 minutes 45 seconds East, with the west line of said Lot 1 and the east line of said Lot 3R, a distance of 240.08 feet to a JMCE set for the northwest corner of said Lot 1 and the easternmost northeast corner of said Lot 3R, said JMCE being in the south line of Virginia Parkway and the south line of a called 0.1827-acre tract described in deed to the State of Texas, recorded in Instrument No. 2007012200008873 of the O.P.R.C.C.T.;

Thence South 88 degrees 39 minutes 36 seconds East, with the north line of said Lot 1, the south line of Virginia Parkway, and the south line of said 0.1827-acre tract, a distance of 243.28 feet to the **point of beginning**, and containing 62,763 square feet or 1.44 acres of land.