

BEING A 10.577-ACRE (460,726-SQUARE-FOOT) TRACT OF LAND IN THE WILLIAM HUNT SURVEY, ABSTRACT NUMBER 450 AND BEING ALL OF LOT 4R2, BLOCK A OF B & L COX ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2021, PAGE 750 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH ORANGE CAP STAMPED "JM CIVIL ENGINEERING" ("JMCE") SET FOR THE SOUTHWEST CORNER OF SAID LOT 4R2, THE NORTHWEST CORNER OF LOT 1, BLOCK A OF ROSE CITY ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT No. 2023010000265 OF THE O.P.R.C.C.T., AND ALSO BEING IN THE EAST LINE OF LOT 1, BLOCK A OF FOREST PLACE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2021, PAGE 750 OF THE O.P.R.C.C.T.;

THENCE NORTH 19 DEGREES 05 MINUTES 08 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 4R2 AND EAST LINE OF SAID LOT 1 OF FOREST PLACE ADDITION, AT A DISTANCE 40.51 FEET PASS A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID LOT 1 OF FOREST PLACE AND THE SOUTHEAST CORNER OF LOT 3, BLOCK A OF B & L COX ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT No. 20170517010002410 CONTINUING WITH THE WEST LINE OF SAID LOT 4R2 AND THE EAST LINE OF SAID LOT 3, FOR A TOTAL DISTANCE OF 429.39 FEET TO A JMCE SET FOR AN ANGLE POINT IN THE WEST LINE OF SAID LOT 4R2, THE NORTHEAST CORNER OF SAID LOT 3, AND THE SOUTHEAST CORNER OF LOT 2, BLOCK A OF BELTERRA ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, RECORDED IN VOLUME 2014, PAGE 229 O.P.R.C.C.T.;

THENCE NORTH 19 DEGREES 05 MINUTES 46 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 4R2 AND EAST LINE OF SAID LOT 2 OF BELTERRA ADDITION, A DISTANCE 492.38 FEET TO A JMCE SET FOR THE NORTHWEST CORNER OF SAID LOT 4R2, THE NORTHEAST CORNER OF SAID LOT 2 BELTERRA ADDITION, AND BEING IN THE SOUTH LINE OF LOT 17, BLOCK A OF HIGHRIDGE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET L, PAGE 868 OF THE O.P.R.C.C.T.;

THENCE SOUTH 55 DEGREES 35 MINUTES 10 SECONDS EAST, WITH A NORTH LINE OF SAID LOT 4R2 AND THE SOUTH LINE OF SAID LOT 17, AT A DISTANCE OF 17.11 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 17 AND THE SOUTHWEST CORNER OF HIGHRIDGE DRIVE, A 60-FOOT PUBLIC RIGHT-OF-WAY, CONTINUING WITH THE NORTH LINE OF SAID LOT 4R2 AND THE SOUTH LINE OF HIGHRIDGE DRIVE, AT A DISTANCE OF 79.32 FEET PASS THE SOUTHEAST CORNER OF SAID HIGHRIDGE DRIVE AND THE SOUTHWEST CORNER OF LOT 1, BLOCK H OF PHASE 1 OF HIGHRIDGE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT

THEREOF RECORDED IN INSTRUMENT No. 20000039989 OF THE O.P.R.C.C.T., CONTINUING WITH THE NORTH LINE OF SAID LOT 4R2 AND THE SOUTH LINE OF SAID LOT 1, BLOCK H OF HIGHRIDGE ADDITION, FOR A TOTAL DISTANCE OF 194.05 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "DOEA" FOUND FOR A NORTHERLY ELL CORNER OF SAID LOT 4R2 AND THE SOUTHEAST CORNER OF SAID LOT 1 OF HIGHRIDGE ADDITION;

THENCE NORTH 19 DEGREES 05 MINUTES 03 SECONDS EAST, WITH A NORTHERLY WEST LINE OF SAID LOT 4R2 AND THE EAST LINE OF SAID LOT 1, BLOCK H OF PHASE 1 OF HIGHRIDGE ADDITION, A DISTANCE OF 109.39 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "SPEARS ENG" FOUND FOR A NORTHWEST CORNER OF SAID LOT 4R2 AND THE SOUTHWEST CORNER OF LOT 1, BLOCK E OF PAINTED TREE LAKESIDE WEST PHASE 2, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT No. 2023010000422 OF THE O.P.R.C.C.T.;

THENCE SOUTH 70 DEGREES 58 MINUTES 20 SECONDS EAST, WITH THE MOST NORTHERLY LINE OF SAID LOT 4R2 AND THE SOUTH LINE OF LOT 1 AND 2, BLOCK E OF SAID PAINTED TREE LAKESIDE WEST PHASE 2, A DISTANCE 99.79 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "SPEARS ENG" FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 4R2;

THENCE SOUTH 01 DEGREES 57 MINUTES 25 SECONDS WEST, WITH THE MOST NORTHERLY EAST LINE OF SAID LOT 4R2, A DISTANCE OF 146.68 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "E. SMITH 3700" FOUND FOR THE SOUTH CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF LOT 4, BLOCK E OF SAID PAINTED TREE LAKESIDE WEST PHASE 2;

THENCE SOUTH 88 DEGREES 16 MINUTES 43 SECONDS EAST, WITH THE SOUTH LINE OF BLOCK E OF SAID PAINTED TREE LAKESIDE WEST PHASE 2 AND THE NORTH LINE OF SAID LOT 4R2, A DISTANCE OF 551.15 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "E. SMITH 3700" FOUND FOR CORNER THE NORTHEAST CORNER OF SAID LOT 4R2 AND THE MOST SOUTHERLY NORTHWEST CORNER OF LOT 1, BLOCK X OF PAINTED TREE LAKE, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT No. 2023010000283 OF THE O.P.R.C.C.T.;

THENCE SOUTH 01 DEGREES 26 MINUTES 46 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 4R2 AND THE MOST SOUTHERLY WEST LINE OF SAID PAINTED TREE LAKE ADDITION, AT A DISTANCE OF 208.69 FEET PASS THE SOUTHWEST CORNER OF SAID PAINTED TREE LAKE ADDITION AND CONTINUING WITH THE EAST LINE OF SAID LOT 4R2 FOR A TOTAL DISTANCE OF 301.24 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "E. SMITH 3700" FOUND

FOR THE NORTHERLY SOUTHEAST CORNER OF SAID LOT 4R2 AND THE NORTHEAST CORNER OF LOT 5, BLOCK A OF B & L COX ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2018, PAGE 611 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 42 MINUTES 21 SECONDS WEST, WITH A SOUTH LINE OF SAID LOT 4R2 AND THE NORTH LINE OF SAID LOT 5, A DISTANCE 736.79 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ELL CORNER OF SAID LOT 4R2 AND THE NORTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 01 DEGREES 17 MINUTES 43 SECONDS WEST, WITH THE SOUTHERLY EAST LINE OF SAID LOT 4R2 AND THE WEST LINE OF SAID LOT 5, A DISTANCE 400.38 FEET TO AN X-CUT FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 4R2, THE SOUTHWEST CORNER OF SAID LOT 5, THE NORTHEAST CORNER OF LOT 1R, BLOCK A OF SAID ROSE CITY ADDITION AND THE NORTHWEST CORNER OF LOT 2R, BLOCK A OF SAID ROSE CITY ADDITION;

THENCE NORTH 87 DEGREES 39 MINUTES 46 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 4R2 AND THE NORTH LINE OF SAID LOT 1R, A DISTANCE 384.63 FEET TO THE POINT OF BEGINNING, AND CONTAINING 460,726 SQUARE FEET OR 10.577 ACRES OF LAND.