

BEING a 15.7411 acre (685,683 square foot) tract of land situated in the Thomas McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas; and being part of Lot 1, Block A, Wilmeth Central Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20201006010003850 of the Official Public Records of Collin County, Texas; said tract being part of Lot 2R1, Block A, Wilmeth Central Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 2022010000276 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a point for the southwest corner of said Lot 1 (Wilmeth Central Addition) and being the northwest corner of Lot 1, Block A, City of McKinney Public Safety Building Addition, an addition to the City of McKinney, recorded in Cabinet Q, Page 397 of the Plat Records of Collin County, Texas, in the east right-of-way line of Community Avenue (a 80-foot wide right-of-way), and being the beginning of a non-tangent curve to the left with a radius of 790.00 feet, a central angle of 36°22'45", and a chord bearing and distance of North 17°58'11" East, 493.22 feet;

THENCE with said east right-of-way line of Community Avenue, the following courses and distances:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 501.60 feet to a point for corner;

North 00°13'12" West, a distance of 130.39 feet to a point for corner;

North 03°45'11" East, a distance of 152.92 feet to a point for corner;

North 00°06'18" East, a distance of 264.21 feet to a point for the southwest end of a corner clip at the intersection of said east right-of-way line of Community Avenue and the south right-of-way line of Wilmeth Road (a variable width right-of-way);

THENCE with said corner clip of the east right-of-way line of Community Avenue and the south right-of-way line of Wilmeth Road, North 44°56'33" East, a distance of 56.73 feet to a point for the northeast end of said corner clip;

THENCE with said south right-of-way line of Wilmeth Road, the following courses and distances:

North 89°46'48" East, a distance of 447.68 feet to a point for corner;

THENCE North 88°02'39" East, a distance of 142.71 feet to a point for corner;

THENCE South 00°12'41" East, departing the said south line of Wilmeth Road, a distance of 97.18 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 145.00 feet, a central angle of 27°26'18", and a chord bearing and distance of South 13°55'50" East, 68.78 feet;

THENCE in a southerly direction, with said tangent curve to the left, an arc distance of 69.44 feet to a point for corner;

THENCE South 27°38'59" East, a distance of 19.27 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 110.00 feet, a central angle of 27°39'39", and a chord bearing and distance of South 13°49'10" East, 52.59 feet;

THENCE in a southerly direction, with said tangent curve to the right, an arc distance of 53.11 feet to a point for corner;

THENCE South 00°00'40" West, a distance of 120.22 feet to a point for corner;

THENCE North 90°00'00" West, a distance of 33.94 feet to a point for corner;

THENCE South 00°00'00" East, a distance of 596.58 feet to a point for corner;

THENCE North 90°00'00" West, a distance of 230.40 feet to a point for corner;

THENCE South 00°00'00" West, a distance of 135.23 feet to a point for corner in the south line of said Lot 1 (Wilmeth Central Addition);

THENCE North 87°52'35" West, along the said south line of Lot 1, a distance of 566.98 feet to the **POINT OF BEGINNING** and containing 685,683 square feet or 15.7411 acres of land, more or less.