

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the THOMAS J. MCDONALD SURVEY, ABSTRACT NO. 576, City of McKinney, Collin County, Texas and being a portion of the same tract of land as described in deed to Abigail G. Kampmann & Kampmann Children's Trust of 1998, et all, recorded in County Clerk's File No. 20150813001014240, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a MAG nail with washer stamped "W.A.I. 5714" set in concrete, for corner (NAD 83 GRID, N=7,136,346.945, E=2,539,968.128), said MAG nail being the most Southerly, Southwest corner of Lot 1, Block A, TSC-McKinney Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cab. O, Page 330, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE North 88 deg 43 min 43 sec East, along a South line of said Lot 1, Block A, a distance of 384.17 feet to a point for corner from which an "X" cut in concrete found bears North 87 deg 18 min 40 sec E, a distance of 0.28 feet;

THENCE North 01 deg 09 min 11 sec West, departing said South line and along an East line of said Lot 1, Block A, a distance of 388.42 feet to a 5/8-inch iron rod with orange plastic cap stamped "5187" found for corner, said iron rod being situated in the South line of a tract of land as described in deed to Morton Buildings, Inc., recorded in Volume 1042, Page 792, Deed Records, Collin County, Texas (D.R.C.C.T.);

THENCE North 88 deg 43 min 43 sec East, along the South line of said Morton Buildings, Inc. tract, a distance of 484.64 feet to a 3/8-inch iron rod found for corner, said iron rod being the Southeast corner of said Morton Buildings, Inc. tract;

THENCE South 00 deg 12 min 49 sec East, departing the South line of said Morton Buildings, Inc. tract and along the West right-of-way line of Redbud Boulevard (variable width right-of-way), a distance of 949.78 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 88 deg 46 min 36 sec West, along the South line of the herein described tract, a distance of 1,184.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the Easterly right-of-way line of U.S. Highway 75 (variable width right-of-way);

THENCE North 11 deg 37 min 22 sec East, along said Easterly right-of-way line, a distance of 574.70 feet to a point for corner, said point being situated at the intersection of the Easterly right-of-way of said U.S. Highway 75 and the centerline of a Fire Lane Easement, recorded in Volume 5319, Page 4929, Deed Records, Collin County, Texas;

THENCE North 88 deg 43 min 43 sec East, departing said Easterly right-of-way line and along the centerline of said Fire Lane Easement, a distance of 204.16 to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 18.782 acres or 818,133 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 27th day of June, 2023, utilizing a G.P.S. bearing related to the City of McKinney Survey Monument No. 40 and Monument No. 41.