

Legal Description

BEING a 28.7437 acre (1,252,075 square foot) tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being a portion of Lot 1R, Block B, Addison Wilson Addition, an addition to the City of McKinney according to the plat recorded in Volume 2023, Page 831 of the Plat Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with "KHA" cap set in the east right-of-way line Trinity Falls Parkway (a variable width right-of-way); said point being the north corner of Lot 1, Block A, Addison Wilson Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20200211010000550 of the Official Public Records of Collin County, Texas;

THENCE along the said east line of Trinity Falls Parkway, the following five (5) calls;

North 47°52'12" East, a distance of 20.30 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a tangent curve to the left with a radius of 1,110.00 feet, a central angle of 40°51'09", and a chord bearing and distance of North 27°26'37" East, 774.79 feet;

In a northeasterly direction, with said tangent curve to the left, an arc distance of 791.44 feet to a 1/2-inch iron rod found for corner;

North 07°00'50" East, a distance of 76.48 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 1,110.00 feet, a central angle of 06°14'15", and a chord bearing and distance of North 03°53'43" East, 120.78 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 120.84 feet to a point for corner;

North 00°46'35" East, a distance of 379.89 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 88°53'31" East, departing the said east line of Trinity Falls Parkway, a distance of 621.12 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 02°17'01" East, a distance of 817.61 feet to a 5/8-inch iron rod with "KHA" cap set for corner at the beginning of a tangent curve to the left with a radius of 75.00 feet, a central angle of 39°50'47", and a chord bearing and distance of South 22°12'25" East, 51.11 feet;

THENCE in a southeasterly direction, with said tangent curve to the left, an arc distance of 52.16 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 42°07'48" East, a distance of 290.19 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 47°52'12" West, a distance of 75.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 47°52'12" West, a distance of 985.97 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE North 42°07'48" West, a distance of 708.91 feet to the **POINT OF BEGINNING** and containing 1,252,075 square feet or 28.7437 acres of land, more or less.