

**BEING** a 1.003 acre (43,669 square foot) tract of land situated in the Andrew S. Young Survey, Abstract No. 1037, City of McKinney, Collin County, Texas, and being a portion of Lot 2, Block A of Conveyance Plat Parcel 813B, an addition to the City of McKinney, Collin County, Texas recorded in Document No. 20130611010001730 of the Official Public Records of Collin County, Texas, said 1.003 acre (43,669 square foot) tract of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with cap stamped "Petsche & Assoc." found for the common northwest corner of said Lot 2 and northeast corner of Lot 1, Block A of Parcel 813A – Phase II, an addition to the City of McKinney, Collin County, Texas recorded in Document No. 20180628010002960 of said Official Public Records of Collin County, Texas, said 1/2 inch iron rod with cap stamped "Petsche & Assoc." being in the south right-of-way line of Eldorado Parkway (variable width right-of-way), said 1/2 inch iron rod with cap stamped "Petsche & Assoc." also being the beginning of a non-tangent curve to the right having a radius of 1,840.00 feet, a central angle of 12 degrees 18 minutes 53 seconds, and a chord that bears North 78 degrees 43 minutes 12 seconds East, a chord distance of 394.71 feet, from which a 1/2 inch iron rod with cap stamped "Petsche & Assoc." found for the southwest corner of said Lot 2 bears South 23 degrees 51 minutes 45 seconds East, a distance of 894.44 feet; THENCE Northeasterly, with the common northwesterly line of said Lot 2 and southeasterly right-of-way line of said Eldorado Parkway, and with said non-tangent curve to the right, an arc length of 395.47 feet to a 5/8 inch iron rod with cap stamped "KHA" set for the **POINT OF BEGINNING** of the herein described 1.003 acre (43,669 square foot) tract of land, said 5/8 inch iron rod with cap stamped "KHA" also being the beginning of a curve to the right having a radius of 1,840.00 feet, a central angle of 05 degrees 02 minutes 38 seconds, and a chord that bears North 87 degrees 23 minutes 58 seconds East, a chord distance of 161.93 feet;

**THENCE** Easterly, with the common north line of said Lot 2 and south right-of-way line of said Eldorado Parkway, and with said curve to the right, an arc length of 161.98 feet to a 5/8 inch iron rod set for corner;

**THENCE** South 00 degrees 18 minutes 48 seconds West, a distance of 295.18 feet to a 5/8 inch iron rod set for corner, said 5/8 inch iron rod with cap stamped "KHA" also being the beginning of a non-tangent curve to the left having a radius of 1,545.00 feet, a central angle of 04 degrees 58 minutes 00 seconds, and a chord that bears South 87 degrees 23 minutes 03 seconds West, a chord distance of 133.89 feet;

**THENCE** Westerly, with said non-tangent curve to the left, an arc length of 133.93 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

**THENCE** North 05 degrees 07 minutes 57 seconds West, a distance of 295.13 feet to the **POINT OF BEGINNING** and containing 43,669 square feet or 1.003 acres of land.