

FIELD NOTE DESCRIPTION

BEING a **3.395 acre** tract of land situated in the John J. Driggers Survey Abstract No. 274 and the Shadrick Jackson Survey Abstract No. 489, City of McKinney, Collin County, Texas and being all of Lots 2R & 3, Block A of *Southern Hills at Craig Ranch Commercial* an addition to the City of McKinney according to the plat recorded in Cabinet 2017, Page 59, Plat Records Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the westerly line of Craig Ranch Parkway (a variable width right-of-way) and being the northern corner of said Lot 2R and being the beginning of curve to the right having a radius of 197.00 feet and a chord bearing of South 45°26'03" East;

THENCE along the westerly line of said Craig Ranch Parkway as follows:

Continuing with said curve to the right through a central angle of **08°58'50"** for an arc length of **30.88** feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of **128.00** feet and a chord bearing of **SOUTH 48°28'57" EAST**;

Continuing with said reverse curve to the left through a central angle of **15°04'39"** for an arc length of **33.68** feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the right having a radius of 707.00 feet and a chord bearing of SOUTH 53°55'13" EAST;

Continuing with said reverse curve to the right through a central angle of **04°12'06"** for an arc length of **51.85** feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the left having a radius of 128.00 feet and a chord bearing of SOUTH 59°21'29" EAST;

Continuing with said reverse curve to the left through a central angle of **15°04'39"** for an arc length of **33.68** feet to a 5/8 inch iron rod set for corner and being the beginning of a reverse curve to the right having a radius of 197.00 feet and a chord bearing of SOUTH 54°45'05" EAST;

Continuing with said reverse curve to the right through a central angle of **24°17'27"** for an arc length of **83.52** feet to an x-cut in concrete set for corner and being the beginning of a compound curve to the right having a radius of 725.00 feet and a chord bearing of SOUTH 34°03'35" EAST;

Continuing with said compound curve to the right through a central angle of **17°05'32"** for an arc length of **216.28** feet to a 5/8 inch iron rod set for the beginning of a compound curve to the right having a radius of **297.00** feet and a chord bearing of **SOUTH 12°50'34" EAST**;

Continuing with said compound curve to the right through a central angle of **25°20'30"** for an arc length of **131.36** feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of **50.00** feet and a chord bearing of **SOUTH 07°53'05" EAST**;

Continuing with said reverse curve to the left through a central angle of **15°25'32"** for an arc length of **13.46** feet to a 5/8 inch iron rod set for corner;

SOUTH 15°35'51" EAST a distance of **28.59** feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of **284.50** feet and a chord bearing of **SOUTH 14°44'06" EAST**;

Continuing with said curve to the right through a central angle of **01°43'30"** for an arc length of **8.57** feet to a 5/8 inch iron rod set for the southeast corner of said Lot 3R;

THENCE departing the westerly line of Craig Ranch Parkway and following the southerly line of said Lot 3, **SOUTH 66°19'21" WEST** a distance of **269.12** feet to a 5/8 inch rod set for the southwest corner of said Lot 3 and being located in the east line of Lot 1R, Block A of *Moviehouse Addition* recorded in Cabinet 2016, Page 778, Plat Records of Collin County, Texas;

THENCE along the common line of said *Lot 3* and said *Lot 1R*, **NORTH 23°40'45" WEST** a distance of **513.42** feet to a 5/8 inch iron rod set for the northwest corner of said Lot 2R;

THENCE along the northwest line of said Lot 2R, **NORTH 38°42'05" EAST** a distance of **169.06** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **3.395 acres** or 147,879 square feet of land more or less.