

BEING a 5.083 acres of land situated in the W. D. Thompson Survey Abstract No. 891, City of McKinney, Collin County, Texas and being a portion of Lot 1, Block A of Virginia Plaza an addition to the City of McKinney according to the plat recorded in Cabinet F, Page 645, Plat Records, Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the east line of Carlisle Street a 60 feet wide right of way and being the northwest corner of a Right of Way Deed recorded in cc# 20150722000906320, Official Public Records, Collin County, Texas (OPRCCT);

THENCE along the east line of said Carlisle Street, North  $02^{\circ} 00' 15''$  EAST a distance of 538.31 feet to a 1/2 inch iron rod found for corner at the northwest corner of said Lot 1 and being the southwest corner of McKinney Church of Christ Addition an addition to the City of McKinney according to the plat recorded in Cabinet E, Page 39 (PRCCT);

THENCE along the south line of said McKinney Church of Christ Addition, South  $87^{\circ} 35' 38''$  EAST a distance of 397.66 to an x- cut in concrete found for corner for the northwest corner of said Lot 1 and in the west line of Lot 2, Block A of Quail Creek Addition an addition to the City of McKinney according to the plat recorded in Cabinet C, page 688 (PRCCT);

THENCE along the east line of said Quail Creek addition, South  $02^{\circ} 02' 38''$  WEST a distance of 206.96 feet to a 5/8 inch iron rod set for corner at the northwest corner of Lot 1, Block A of said Quail Creek Addition;

THENCE continuing along said east line, South  $02^{\circ} 03' 18''$  WEST a distance of 349.93 to a capped iron rod found for corner in the north line of said Right of Way Deed and in the north line of Virginia Parkway a 120 feet wide right of way;

THENCE along the north line of said Right of Way Deed and said Virginia Parkway, NORTH  $87^{\circ} 48' 22''$  WEST a distance of 377.14 to a 5/8 inch iron rod set for corner;

THENCE continuing along said north line, NORTH  $42^{\circ} 54' 14''$  WEST a distance of 28.41 feet to the POINT OF BEGINNING;

CONTAINING 5.083 acres or 221420 square feet of land more or less, all according to that survey prepared by A. J. Bedford Group, Inc.