



CHISHOLM TRAIL LAND SURVEYING
TX FIRM # 10194797

LEGAL DESCRIPTION

2.597 ACRES

BEING all that certain tract of land situated in the Samuel McFarland Survey, Abstract No. 558, City of McKinney, Collin County, Texas and being a portion of the remainder of a called 48.290 acre tract of land described in the deed to McKinney Economic Development Corporation, recorded in Instrument No. 20081219001435980, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Harry McKillop Boulevard (Formerly Old Mill Road)(variable width right-of-way) and southerly line of a called 7.992 acre tract of land described as Parcel 1 in the deed to The State of Texas, recorded in Instrument No. 20150904001128370, said Official Public Records, and the southerly line of said 48.290 acre tract (Texas State Plane Coordinates / Grid N: 7115306.9250' ; E: 2544753.6794');

THENCE severing said 48.290 acre tract, the following courses:

1. South 49° 34' 57" West, a distance of 74.69 feet to a point for corner;
2. South 72° 39' 30" West, a distance of 143.53 feet to a point for corner;
3. North 54° 43' 48" West, a distance of 75.81 feet to a point for corner;
4. North 65° 35' 50" West, a distance of 274.18 feet to a point for corner;
5. North 32° 31' 22" East, a distance of 345.90 feet to a point for corner in the beginning of a non-tangential curve to the right, in the southerly right-of-way line of Harry McKillop Boulevard (Formerly Old Mill Road) (variable width right-of-way) and in the southerly line of said 7.992 acre tract;

THENCE with the southerly right-of-way line of Harry McKillop Boulevard and the southerly line of said Parcel 1, the following courses:

1. Easterly with said curve to the right, having a radius of 931.93 feet, a central angle of 08° 39' 51", an arc length of 140.93 feet, a chord that bears South 53° 23' 42" East, a distance of 140.79 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as a "caped iron rod set") at the end of said curve;
2. South 02° 14' 49" East, a distance of 41.76 feet to an aluminum disk stamped (TXDOT) found at the beginning of a non-tangential curve to the right;
3. Southeasterly with said curve to the right, having a radius of 901.93 feet, a central angle of 09° 11' 49", an arc length of 144.78 feet, a chord that bears South 42° 38' 55" East, a distance of 144.62 feet to a capped iron rod set at the end of said curve;



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4. South 40° 25' 03" East, a distance of 164.78 feet to the POINT OF BEGINNING and enclosing 2.597 acres (113,107 square feet) of land, more or less.



February 8th, 2023

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration 6677

Date