

380 VILLAS – PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE W. DAVIS SURVEY, ABSTRACT NO. 248 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.39 ACRES OF LAND CONVEYED TO BANYI MCKINNEY, LLC BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2019102200132860, OFFICIAL RECORDS, COLLIN COUNTY, TEXAS, AND ALSO BEING ALL OF THE CALLED 12.753 ACRES OF LAND CONVEYED TO BANYI MCKINNEY, LLC BY DEED RECORDED IN DOCUMENT NUMBER 20190812000970680, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH BLUE CAP FOUND FOR CORNER AT THE INTERSECTION OF THE EAST LINE OF THE DALLAS RAPID RAIL TRANSIT (D.A.R.T.) RAILROAD AND THE SOUTH LINE OF U.S. HIGHWAY NO. 380, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE SOUTH 56° 22' 41" EAST AND ALONG SAID HIGHWAY NO. 380 FOR A DISTANCE OF 323.97 FEET TO A POINT FOR CORNER;

THENCE SOUTH 65° 39' 20" EAST FOR A DISTANCE OF 212.51 FEET TO A POINT FOR CORNER;

THENCE SOUTH 56° 21' 56" EAST FOR A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 26° 19' 54" EAST FOR A DISTANCE OF 163.33 FEET TO A POINT FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF THROCKMORTON STREET;

THENCE SOUTH 68° 11' 11" WEST FOR A DISTANCE OF 93.00 FEET TO A POINT FOR CORNER AT A TURN IN THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET;

THENCE SOUTH 01° 20' 08" WEST FOR A DISTANCE OF 537.98 FEET TO A POINT FOR CORNER AT A TURN IN THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE NORTH 87° 35' 56" WEST, PASSING AT A DISTANCE OF 64.08 FEET THE NORTHEAST CORNER OF A TRACT OF LAND TO THE CITY OF MCKINNEY HOUSING AUTHORITY, COMMON WITH A TURN IN THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET, AND CONTINUING FOR A DISTANCE OF 262.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 39° 48' 29" WEST AND CONTINUING ALONG THE NORTHWEST LINE OF SAID CITY OF MCKINNEY HOUSING AUTHORITY TRACT FOR A DISTANCE OF 121.51 FEET TO A POINT FOR CORNER ON THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET;

THENCE SOUTH 89° 14' 53" WEST AND ALONG THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET FOR A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00° 21' 26" EAST AND CONTINUING ALONG THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET FOR A DISTANCE OF 76.46 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF A 15-FOOT UNNAMED RIGHT-OF-WAY;

THENCE NORTH 88° 24' 40" WEST AND DEPARTING THE RIGHT-OF-WAY LINE OF SAID THROCKMORTON STREET, AND FOLLOWING ALONG SAID 15-FOOT UNNAMED RIGHT-OF-WAY FOR A DISTANCE OF 147.42 FEET TO A POINT FOR THE SOUTHWEST CORNER OF A CALLED 0.25 ACRE TRACT OF LAND CONVEYED TO SALLIE HOWELL ESTATE BY DEED RECORDED IN VOLUME J, PAGE 459, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 00° 39' 25" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID SALLIE HOWELL ESTATE TRACT, PASSING AT A DISTANCE OF 287.31 FEET THE NORTHEAST CORNER OF SAID SALLIE HOWELL ESTATE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 1.71 ACRE TRACT OF LAND CONVEYED TO JESSIE SHAW BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 20170417000485390, DEED RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 520.35 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID JESSIE SHAW 1.71 ACRE TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF AFORESAID CALLED 1.39 ACRE BANYI MCKINNEY, LLC TRACT;

THENCE NORTH 88° 35' 29" WEST FOR A DISTANCE OF 93.96 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A CALLED 0.25 ACRE TRACT OF LAND CONVEYED TO INTERMCKINNEY, LLC BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 20190415000399280, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 01° 22' 20" EAST AND ALONG THE EAST LINE OF SAID INTERMCKINNEY, LLC TRACT FOR A DISTANCE OF 139.05 FEET TO THE NORTHEAST CORNER OF SAID INTERMCKINNEY, LLC TRACT;

THENCE NORTH 79° 07' 58" WEST, PASSING AT A DISTANCE OF 69.05 FEET THE NORTHWEST CORNER OF SAID INTERMCKINNEY, LLC TRACT, SAID POINT BEING THE NORTHEAST CORNER OF A CALLED 0.41 ACRE TRACT OF LAND CONVEYED TO THELMA LOUISE BROWN STRAND BY DEED RECORDED IN VOLUME 1120,

PAGE 580, DEED RECORDS, COLLIN COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 166.05 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID THELMA LOUISE BROWN STRAND TRACT, SAID POINT BEING ON THE EAST LINE OF AFORESAID D.A.R.T. RIGHT-OF-WAY;

THENCE NORTH 15° 57' 56" EAST DEPARTING THE NORTHWEST CORNER OF SAID THELMA LOUISE BROWN STRAND TRACT, AND FOLLOWING ALONG THE EAST LINE OF SAID D.A.R.T. RIGHT-OF-WAY FOR A DISTANCE OF 167.07 FEET TO A POINT FOR CORNER;

THENCE SOUTH 79° 03' 34" EAST FOR A DISTANCE OF 19.78 FEET TO A POINT FOR CORNER;

THENCE NORTH 15° 59' 53" EAST, CONTINUING ALONG SAID D.A.R.T. RIGHT-OF-WAY FOR A DISTANCE OF 418.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.2670 ACRES (621,470 SQUARE FEET) OF LAND, MORE OR LESS.