

METES AND BOUNDS

Whereas H 198 Mckinney Ranch Land, LLC is the owner of a tract of land situated in the George F. Lucas Survey, Abstract No. 540 and the Oliver Hedgecoxe Survey, Abstract No. 392, City of Mckinney, Collin County, Texas, and being a tract of land conveyed to H198 Mckinney Ranch Land, LLC by deed recorded in Document No. 20161109001523050, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a P.K. Nail found for corner, said corner being the South corner of Lot 2, Block A, McKinney Ranch Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2009, Page 8, Plat Records, Collin County, Texas, said corner being along the Northwest right of way of Ridge Road (Variable width right of way);

THENCE South 34 degrees 59 minutes 53 seconds West along the Northwest right of way line of said Ridge Road, a distance of 76.73 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE South 38 degrees 49 minutes 03 seconds West along the Northwest right of way line of said Ridge Road, a distance of 150.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE South 34 degrees 59 minutes 42 seconds West along the Northwest right of way line of said Ridge Road, a distance of 100.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE South 38 degrees 49 minutes 03 seconds West along the Northwest right of way line of said Ridge Road, a distance of 50.06 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE North 59 degrees 22 minutes 39 seconds West along the northeast line of said Lot 1, Block A of said TCI McKinney Ranch Addition, a distance of 233.77 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner.

THENCE South 30 degrees 39 minutes 31 seconds West along the northwest line of said Lot 1, Block A of said TCI McKinney Ranch Addition, a distance of 280.82 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being the beginning of a non-tangent curve to the left, having a radius of 3565.00 feet, a central angle of 10 degrees 54 minutes 51 seconds, a chord bearing of North 65 degrees 00 minutes 12 seconds West, a chord distance of 678.06 feet;

THENCE along said curve to the left and the Northeast right of way line of said Stacy Road, an arc length of 679.09 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 67 degrees 52 minutes 00 seconds West along the Northeast right of way line of said Stacy Road, a distance of 150.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being the beginning of a non-tangent curve to the left, having a radius of 3575.00 feet, a central angle of 02 degrees 15 minutes 46 seconds, a chord bearing of North 74 degrees 01 minutes 15 seconds West, a chord distance of 141.18 feet;

THENCE along said curve to the left and the Northeast right of way line of said Stacy Road, an arc length of 141.19 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being the beginning of a reverse curve to the right, having a radius of 64.00 feet, a central angle of 55 degrees 20 minutes 59 seconds, a chord bearing of North 47 degrees 28 minutes 31 seconds West, a chord distance of 59.45 feet;

THENCE along said curve to the right and the Northeast right of way line of said Stacy Road, an arc length of 61.83 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of McKinney Ranch Parkway;

THENCE North 03 degrees 38 minutes 01 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 63.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE North 12 degrees 53 minutes 42 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 85.50 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of McKinney Ranch Parkway (120 foot right of way), said corner being the beginning of a curve to the right, having a radius of 1940.00 feet, a central angle of 13 degrees 19 minutes 41 seconds, a chord bearing of North 19 degrees 33 minutes 32 seconds East, a chord distance of 450.26 feet;

THENCE along said curve to the right and the Southeast right of way line of said Stacy Road, an arc length of 451.28 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of said McKinney Ranch Parkway;

THENCE North 26 degrees 13 minutes 23 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 169.25 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the West corner of Lot 1, Block A, TCI McKinney Ranch Parkway Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2008, Page 5, Plat Records, Collin County, Texas, from which a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" bears, South 15 degrees 59 minutes 41 seconds West, a distance of 0.33 feet for witness;

THENCE South 63 degrees 46 minutes 37 seconds East along the Southwest line of said Lot 1, Block A of said TCI McKinney Ranch Parkway Addition, a distance of 896.64 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being an ell corner of said Lot 2, Block A, McKinney Ranch Addition;

THENCE South 55 degrees 00 minutes 18 seconds East along the Southwest line of said Lot 2, Block A, McKinney Ranch Addition, a distance of 554.74 feet to the POINT OF BEGINNING and containing 914,707 square feet or 20.99 acres of land.