

## LAND DESCRIPTION

282.7 ACRES

BEING a tract of land situated in the L.C. Searcy Survey, Abstract No. 816, City of McKinney, Collin County, Texas and being the remainder of a 388 Acre tract of land described in instrument to Seeing Stars, Ltd. as recorded in Instrument No. 20070907001252680 of the Deed Records, Collin County, Texas (D.R.C.C.T.) and being all of a 14.33 Acre tract of land and a portion of a 27.75 Acre tract of land described in instrument to St. Andrews Interests, LLC as recorded in Instrument No. 20070907001252710 (D.R.C.C.T.) and being more particularly described as follows;

BEGINNING at a 1 inch iron rod found at the southeast corner of said 14.33 Acre St. Andrews Interests, LLC tract, said point being in the approximate centerline of CR 123 (Bloomdale Road);

THENCE, along the approximate centerline of said CR 123 (Bloomdale Road), South 89 degrees 49 minutes 07 seconds West, passing at a distance of 790.08 feet the southwest corner of said 14.33 Acre St. Andrews Interests, LLC tract and continuing a total distance of 4,736.19 feet to a point at the southeast corner of a tract of land described in instrument to the State of Texas as recorded in Instrument No. 20190813000978100 (D.R.C.C.T.);

THENCE, departing the approximate centerline of said CR 123 (Bloomdale Road) and along the east line of said State of Texas tract the following;

North 06 degrees 57 minutes 36 seconds West, a distance of 31.39 feet to a point for corner;

North 45 degrees 08 minutes 04 seconds West, a distance of 34.57 feet to a point for corner;

South 89 degrees 51 minutes 56 seconds West, a distance of 429.70 feet to a point for corner;

North 45 degrees 17 minutes 29 seconds West, a distance of 106.36 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT";

North 00 degrees 26 minutes 53 seconds West, a distance of 633.42 feet to the beginning of a curve to the right having a central angle of 00 degrees 54 minutes 06 seconds, a radius of 999.00 feet, subtended by a 15.72 foot chord which bears North 00 degrees 00 minutes 10 seconds East,

Aalong said curve to the right an arc distance of 15.72 feet to a point for corner;

North 00 degrees 27 minutes 13 seconds East, a distance of 237.63 feet to the

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beginning of a curve to the left having a central angle of 00 degrees 54 minutes 06 seconds, a radius of 1101.00 feet, subtended by a 17.33 foot chord which bears North 00 degrees 00 minutes 10 seconds East,

Along said curve to the left an arc distance of 17.33 feet to a point for corner;

North 00 degrees 26 minutes 53 seconds West, a distance of 246.00 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT";

North 29 degrees 33 minutes 07 seconds East, a distance of 10.00 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT";

North 00 degrees 28 minutes 21 seconds West, a distance of 159.03 feet to a point at the northeast corner of said TXDOT tract and being the southeast corner of a tract of land described in instrument to the State of Texas as recorded in Instrument No. 20190820001009300 (D.R.C.C.T.) and from which a 5/8 inch iron rod found with plastic cap stamped "Dunaway" bears South 89 degrees 49 minutes 51 seconds West a distance of 54.62 feet;

THENCE, along the east line of said State of Texas tract the following;

North 00 degrees 26 minutes 41 seconds West, a distance of 1,132.55 feet to a point for corner;

North 29 degrees 33 minutes 19 seconds East, a distance of 40.00 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT";

North 00 degrees 26 minutes 41 seconds West, a distance of 297.68 feet to the beginning of a curve to the right having a central angle of 05 degrees 19 minutes 41 seconds, a radius of 1405.00 feet, subtended by a 130.61 foot chord which bears North 02 degrees 13 minutes 09 seconds East,

Along said curve to the right an arc distance of 130.66 feet to appoint for corner;

North 24 degrees 02 minutes 22 seconds West, a distance of 30.50 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT" and being the beginning of a non-tangent curve to the right having a central angle of 03 degrees 38 minutes 25 seconds, a radius of 1420.00 feet, subtended by a 90.20 foot chord which bears North 07 degrees 46 minutes 49 seconds East,

Along said curve to the right an arc distance of 90.22 feet to a point for corner on the north line of said Seeing Stars, Ltd. tract from which a 1/2 inch iron rod found

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with plastic cap stamped "RPLS 1674" bears South 89 degrees 31 minutes 50 seconds West a distance of 125.16 feet;

THENCE, along the north line of said Seeing Stars, Ltd. tract, North 89 degrees 31 minutes 50 seconds East, a distance of 2,801.87 feet to a point for corner in the centerline of a creek, said point being the northwest corner of a tract of land described in instrument to the Prosper Independent School District as recorded in Instrument No. 20170405000436690 (D.R.C.C.T.) and from which a 5/8 inch iron rod found with plastic cap stamped "TNP" bears North 89 degrees 26 minutes 23 seconds East a distance of 49.88 feet;

THENCE, along the west line of said Prosper Independent School District tract and the centerline of a creek the following;

South 25 degrees 59 minutes 44 seconds East, a distance of 7.87 feet to a point for corner;

South 14 degrees 49 minutes 42 seconds East, a distance of 47.98 feet to a point for corner;

South 00 degrees 12 minutes 47 seconds West, a distance of 19.14 feet to a point for corner;

South 27 degrees 31 minutes 50 seconds East, a distance of 69.78 feet to a point for corner;

South 80 degrees 34 minutes 56 seconds East, a distance of 34.65 feet to a point for corner;

North 55 degrees 25 minutes 01 seconds East, a distance of 41.53 feet to a point for corner;

North 73 degrees 09 minutes 31 seconds East, a distance of 53.03 feet to a point for corner;

South 82 degrees 34 minutes 42 seconds East, a distance of 62.14 feet to a point for corner;

South 50 degrees 59 minutes 38 seconds East, a distance of 24.00 feet to a point for corner;

South 14 degrees 55 minutes 17 seconds West, a distance of 37.00 feet to a point for corner;

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South 39 degrees 42 minutes 42 seconds West, a distance of 50.61 feet to a point for corner;

South 61 degrees 38 minutes 13 seconds West, a distance of 58.45 feet to a point for corner;

South 31 degrees 17 minutes 47 seconds West, a distance of 39.00 feet to a point for corner;

South 26 degrees 26 minutes 39 seconds East, a distance of 64.27 feet to a point for corner;

South 35 degrees 55 minutes 25 seconds East, a distance of 63.51 feet to a point for corner;

South 68 degrees 08 minutes 27 seconds East, a distance of 67.81 feet to a point for corner;

South 22 degrees 13 minutes 29 seconds West, a distance of 20.79 feet to a point for corner;

South 04 degrees 34 minutes 08 seconds East, a distance of 69.00 feet to a point for corner;

South 57 degrees 34 minutes 50 seconds West, a distance of 88.33 feet to a point for corner;

South 02 degrees 06 minutes 11 seconds West, a distance of 71.93 feet to a point for corner;

South 48 degrees 01 minutes 42 seconds East, a distance of 34.69 feet to a point for corner;

South 65 degrees 07 minutes 04 seconds East, a distance of 44.10 feet to a point for corner;

South 10 degrees 20 minutes 05 seconds East, a distance of 57.88 feet to a point for corner;

South 33 degrees 06 minutes 45 seconds East, a distance of 91.90 feet to a point for corner;

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South 08 degrees 29 minutes 18 seconds East, a distance of 48.24 feet to a point for corner;

South 17 degrees 11 minutes 47 seconds West, a distance of 38.10 feet to a point for corner;

South 26 degrees 17 minutes 47 seconds East, a distance of 54.42 feet to a point for corner;

South 79 degrees 02 minutes 19 seconds East, a distance of 47.69 feet to a point for corner;

South 57 degrees 59 minutes 57 seconds East, a distance of 35.42 feet to a point for corner;

South 56 degrees 14 minutes 46 seconds East, a distance of 29.08 feet to a point for corner;

South 66 degrees 57 minutes 14 seconds East, a distance of 37.97 feet to a point for corner;

South 13 degrees 29 minutes 14 seconds East, a distance of 45.67 feet to a point for corner;

South 28 degrees 12 minutes 59 seconds East, a distance of 65.56 feet to a point for corner;

South 08 degrees 29 minutes 40 seconds East, a distance of 11.01 feet to a point for corner;

South 25 degrees 50 minutes 35 seconds West, a distance of 24.69 feet to a point for corner;

South 18 degrees 49 minutes 56 seconds East, a distance of 44.43 feet to a point for corner;

South 60 degrees 18 minutes 31 seconds East, a distance of 59.19 feet to a point for corner;

South 26 degrees 32 minutes 03 seconds West, a distance of 161.49 feet to a point for corner;

South 08 degrees 00 minutes 49 seconds West, a distance of 49.75 feet to a

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point for corner;

South 65 degrees 24 minutes 39 seconds West, a distance of 48.23 feet to a point for corner;

South 67 degrees 52 minutes 31 seconds West, a distance of 19.88 feet to a point for corner;

South 07 degrees 15 minutes 02 seconds West, a distance of 64.82 feet to a point for corner;

South 04 degrees 52 minutes 20 seconds East, a distance of 79.90 feet to a point for corner;

South 58 degrees 46 minutes 31 seconds East, a distance of 15.23 feet to a point for corner;

South 33 degrees 56 minutes 23 seconds East, a distance of 59.29 feet to a point for corner;

South 61 degrees 31 minutes 31 seconds East, a distance of 42.46 feet to a point for corner;

South 44 degrees 15 minutes 05 seconds East, a distance of 11.96 feet to a point for corner;

South 22 degrees 40 minutes 46 seconds West, a distance of 29.46 feet to a point for corner;

South 05 degrees 33 minutes 00 seconds East, a distance of 54.54 feet to a point for corner;

South 38 degrees 52 minutes 52 seconds West, a distance of 19.45 feet to a point for corner;

South 07 degrees 27 minutes 17 seconds East, a distance of 89.86 feet to a point for corner;

South 38 degrees 59 minutes 48 seconds West, a distance of 46.12 feet to a point for corner;

South 05 degrees 26 minutes 12 seconds West, a distance of 61.97 feet to a point for corner;

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South 05 degrees 52 minutes 25 seconds East, a distance of 180.14 feet to a point at the southwest corner of said Prosper Independent School District tract;

THENCE, along the south line of said Prosper Independent School District tract, North 89 degrees 31 minutes 50 seconds East, a distance of 1,959.04 feet to a 5/8 inch iron rod found at the southeast corner of said Prosper Independent School District tract from which a 1/2 inch iron rod found at the northeast corner of said Prosper Independent School District tract bears North 00 degrees 23 minutes 53 seconds West a distance of 2,093.25;

THENCE, along the east line of said Seeing Stars, Ltd. tract, South 00 degrees 23 minutes 40 seconds East, a distance of 304.74 feet to a 5/8 inch iron rod found with plastic cap stamped "Dunaway" at the northeast corner of said 14.33 Acre St. Andrews Interests, LLC tract;

THENCE, along the east line of said 14.33 Acre St. Andrews Interests, LLC tract, South 00 degrees 22 minutes 52 seconds East, a distance of 789.93 feet to the POINT OF BEGINNING and CONTAINING 282.7 Acres or 12,313,657 Square feet of land, more or less.