

December 28, 2020

Wilson Creek Plaza



LEGAL DESCRIPTION - TRACT 1

Being a tract of land in the Edward Bradley Survey, Abstract No. 85, in the City of McKinney, Collin County, Texas and being part of a called 52.996acre tract as described in a deed to Buffalo - Wilson Creek Associates, LLC., in County Clerks File No. 96-010236, of the Deed Records of Collin County, Texas, (D.R.C.C.T.) also being part of Park Place Addition, an addition to the City of McKinney, as recorded in Cabinet F, Page 366, of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2" iron set with a yellow cap stamped SLS 4415, at the southwest corner of the 52.996 acre tract, being in the north line of Wilson Creek Parkway (100' R.O.W.), and also being N00°14'40"E, at a distance of 50.00' from a 5/8" iron rod found at an interior corner of Park Place Addition;

Thence, N00°14'40"E, departing the north line of Wilson Creek Parkway, and with the west line of said Park Place Addition and the 52/996 acre tract, for a distance of 178.45 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415;

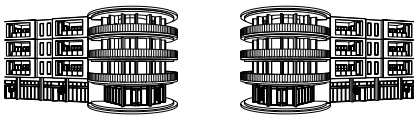
Thence, N51°07'08"E, departing said west line, for a distance of 358.82 feet, to a 5/8" iron rod found with a red cap stamped PBS&J, Inc., at the southwest corner of a called 19.1955 acre tract to Harwood Joint Venture, in Volume 4325, Page 390, of said Deed Records;

Thence S81°20'12"E, with the south line of the called 19.1955 acre tract, for a distance of 297.87 feet, to a 5/8"iron rod found with a yellow cap stamped Traverse Point, being in the west line of a 60' Road Right of Way;

Thence, S08°39'48"W, continuing with the southwest line of the called 19.1955 acre tract and said Road Right of Way, for a distance of 79.75 feet, to a 5/8" iron rod found with a yellow cap stamped Traverse Point, at the beginning of a curve to the left;

Thence, continuing with said line and said curve to the left, with a central angle of 17°28'53", a radius of 760.00', a chord bearing of S00°04'38"E at 230.98', for an arc length of 231.88 feet, to a 5/8"iron rod found, being in the north line of Wilson Creek Parkway and on a non-tangent curve to the right;

Thence, with the north line of Wilson Creek Parkway and curve to the right, with a central angle of 08°50'56", a radius of 3848.51', a chord bearing of S86°15'52"W at 547.50', for an arc length of 548.04 feet, to the POINT OF BEGINNING containing 172,281.39 square feet or 3.955 acres of land, more of less.



December 28, 2020

Wilson Creek Plaza



LEGAL DESCRIPTION - TRACT 2

Being a tract of land in the Edward Bradley Survey, Abstract No. 85, in the City of McKinney, Collin County, Texas and being part of a called 52.996 acre tract as described in a deed to Buffalo - Wilson Creek Associates, LLC., in County Clerks File No. 96-0101236, of the Deed Records of Collin County, Texas (D.R.C.C.T.), also being part of Park Place Addition, an addition to the City of McKinney, as recorded in Cabinet F, Page 366, of the Plat Records of Collin County, Texas, and being more particularly described as follows:

Commencing, at a 1/2" iron set with a yellow cap stamped SLS 4415, at the southwest corner of the 52.996 acre tract, being in the north line of Wilson Creek Parkway (100' R.O.W.), and also being N00°14'40"E, at a distance of 50.00' from a 5/8" iron rod found at an interior corner of Park Place Addition;

Thence, with the north line of Wilson Creek Parkway, being on a curve to the left, with a central angle of 09°32'14", a radius of 3548.51'; and chord bearing of N85°55'13"E at 589.99', passing a 5/8" iron rod found at the most southwest corner of a called 19.1955 acre tract to Harwood Joint Venture, in Volume 4325, Page 390, of said Deed Records, at an arc length of 548.04', and continuing for a total arc length of 590.67 feet, at the point of tangency;

Thence, N81°09'06"E, continuing with the north line of Wilson Creek Parkway and the south line of the called 19.1955 acre tract, for a distance of 17.37 feet, to a 1/2" iron rod set with a yellow cap stamped SLS4415 at the POINT OF BEGINNING, being on the southeast line of a 60' Road Right of Way, and a non-tangent curve to the right;

Thence, departing said north line, and continuing with the southeast line of the called 19.1955 acre tract, and curve to the right, with a central angle of 17°29'59", a radius of 700.00', a chord bearing of N00°05'11"W at 212.97', for an arc length of 213.80 feet, to the point of tangency, being a 5/8" iron rod found with a yellow cap stamped Traverse Point;

Thence, N08°39'48"E, continuing with a said line, for a distance of 84.86 feet, to a 5/8" iron rod found, with a yellow cap stamped Traverse Point;

Thence S81°20'12"E, departing the Road Right of Way, and continuing with the southerly line of said 19.1955 acre tract, for a distance of 386.69 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415, being in the south southwest line of the Pinehurst Addition Phase 1A, an addition to the City of Mc Kinney, as described in Cabinet M, Page 226, of said Plat Records;

Thence, S15°57'51"W, with the south wouthwest line of said Pinehurst Addition, for a distance of 91.66 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415;

Thence S02°30'32"E, with said line, for a distance of 103.77 feet, to the north line of said Wilson Creek Parkway being on a non-tangent curve to the left;

Thence, with the north line of Wilson Creek Parkway and curve to the left, with a central angle of 06°01'41", and radius of 2039.64', a chord bearing of S84°09'56"W at 214.49', for an arc length of 214.59 feet, to the point of tangency, a 1/2" iron rod found;

Thence, S81°09'06"W, continuing with the north line of Wilson Creek Parkway, for a distance of 162.63 feet to the POINT OF BEGINNING containing 92,198.50 square feet or 2.11 acres of land, more or less.