

BEING part of a 20.22 acre tract of land situated in the Andrew Stapp Survey, Abstract No. 833, Collin County, Texas, described in deed to Ysis Partners, LP, as recorded in Doc. No. 2005-0023124, Deed Records Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for corner, said corner being on the west right-of-way line of F.M. 1461 (90 feet wide), said corner being on the south line of a tract of land described in deed to P. Michael Wells, Jr. Trustee, as recorded in County Clerk Document No. 98-22360, D.R.C.C.T., said corner within a gravel road known as County Road 123 (Bloomdale Road);

THENCE South 00 degrees 05 minutes 04 seconds West, a distance of 146.24 feet to a point for corner;

THENCE North 89 degrees 54 minutes 56 seconds West, a distance of 15.00 feet to a 1/2-inch found iron rod with a plastic cap stamped "EC&D RPLS 5439" (hereinafter referred to as "with cap");

THENCE South 00 degrees 05 minutes 04 seconds West, along the said west right-of-way line, a distance of 567.56 feet to a 1/2-inch found iron rod with cap for the POINT OF BEGINNING;

THENCE South 00 degrees 05 minutes 04 seconds West, along the said west right-of-way line, a distance of 642.56 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 89 degrees 16 minutes 58 seconds West, a distance of 328.67 feet to a 1/2-inch found iron rod with cap for the point of curvature of a circular curve to the right having a radius of 1675.00 feet;

THENCE Northwest, along said curve to the right, through a central angle of 04 degrees 48 minutes 04 seconds, an arc distance of 140.36 feet to a 1/2-inch found iron rod with cap for the point of reverse curvature of a circular curve to the left having a radius of 1175.00 feet;

THENCE Northwest, along said curve to the left, through a central angle of 04 degrees 48 minutes 04 seconds, an arc distance of 98.46 feet to a 1/2-inch found iron rod with cap for the tangency point of said curve;

THENCE South 89 degrees 16 minutes 58 seconds West, a distance of 142.56 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 00 degrees 43 minutes 02 seconds West, a distance of 1220.00 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 89 degrees 16 minutes 58 seconds East, a distance of 409.25 feet to a point for corner;

THENCE, South 86 degrees 31 minutes 36 seconds East, a distance of 20.80 feet to a point for corner;

THENCE, South 00 degrees 43 minutes 02 seconds East, a distance of 562.25 feet to a point for corner;

THENCE, South 56 degrees 53 minutes 56 seconds East, a distance of 8.38 feet to a point of curvature of a circular curve to the left having a radius of 200.00 feet;

THENCE Southeast, along said curve to the left, through a central angle of 35 degrees 24 minutes 43 seconds, an arc distance of 123.61 feet to a point of curvature of a circular curve to the left having a radius of 350.00 feet;

THENCE Northeast, along said curve to the left, through a central angle of 10 degrees 25 minutes 47 seconds, an arc distance of 63.71 feet to a point of reverse curvature of a circular curve to the right having a radius of 329.53 feet;

THENCE Northeast, along said curve to the right, through a central angle of 10 degrees 50 minutes 06 seconds, an arc distance of 62.32 feet to a point for corner;

THENCE, North 89 degrees 16 minutes 58 seconds East, a distance of 39.93 feet to the POINT OF BEGINNING AND CONTAINING 707,689 square feet or 16.246 acres of land more or less.