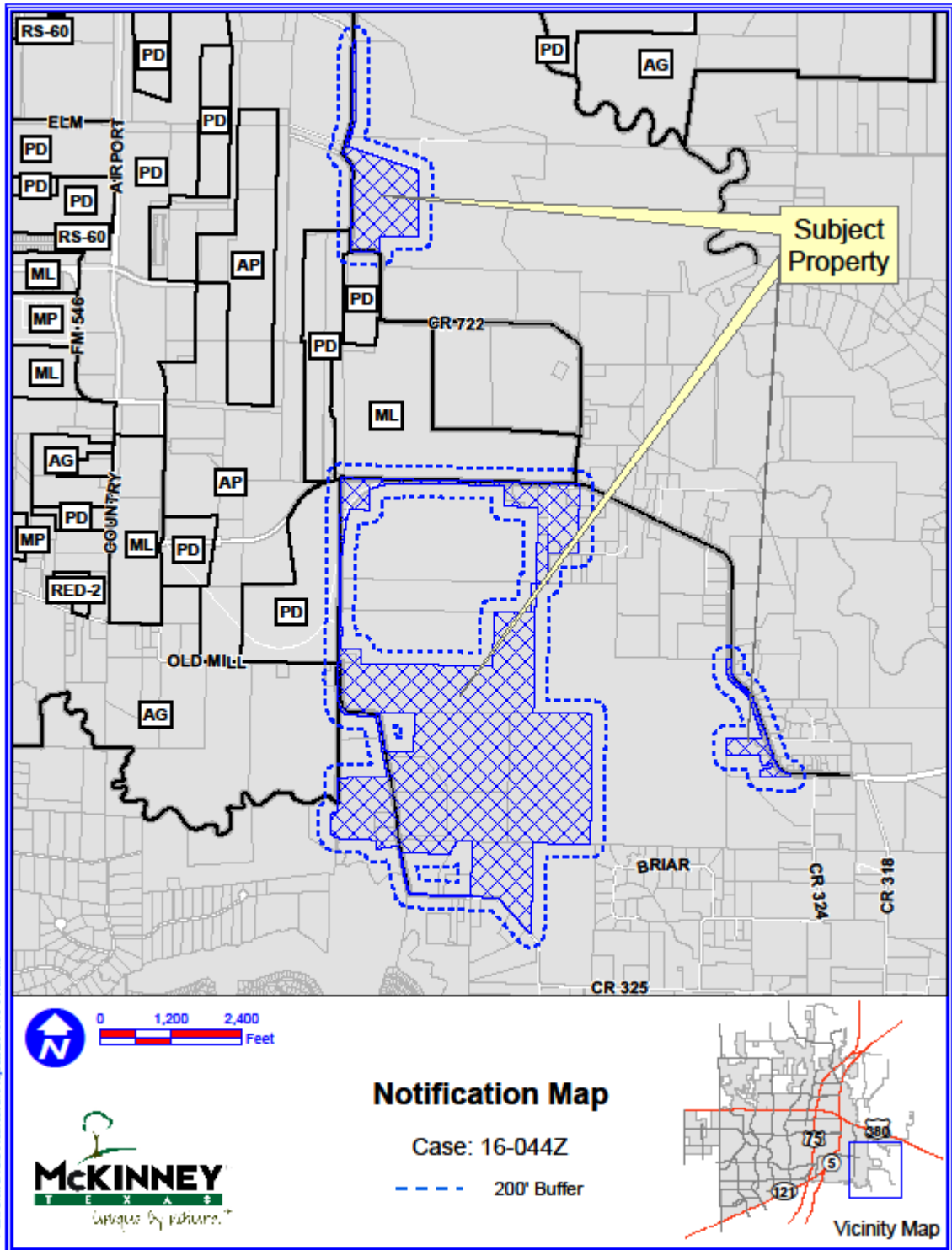


# EXHIBIT A



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

# EXHIBIT B

## Tract 1

Being approximately 2.579 acres of land in the Rufus Sewel Survey, Abs. 884 and Abs. 874, all in McKinney, Collin County, Texas and also being the right-of-way for a portion of Enloe Road and a portion of CR 722 and being more particularly described by metes and bounds as follows;

BEGINNING at the Northwest corner of an approximately 39 acre tract of land recorded by Instrument 97-0057984, Deed Records, Collin County, Texas;  
THENCE S 16-51-29 W, 5.455 feet, along the west boundary of said 39 acre tract;  
THENCE S 16-51-30 W, 141.02 feet, continuing along the west boundary of said 39 acre tract to a corner;  
THENCE N 78-42-26 W, 55.272 feet, to the western right-of-way line of CR 722 to a corner;  
THENCE traversing North along the western right-of-way line of CR 722 and Enloe Road, the following:  
N 16-19-0 E, 487.848 feet;  
N 18-46-10 E, 24.555 feet;  
N 16-39-27 E, 20.399 feet;  
N 14-32-21 E, 27.679 feet;  
N 11-11-20 E, 24.711 feet;  
N 8-29-44 E, 26.803 feet;  
N 6-29-58 E, 24.361 feet;  
N 4-10-54 E, 18.042 feet;  
N 1-55-4 E, 15.373 feet;  
N 0-0-12 E, 234.896 feet;  
N 0-3-7 W, 886.979 feet;  
THENCE N 9-52-2 E, 128.688 feet;  
THENCE N 9-56-49 E, 44.909 feet;  
THENCE N 11-18-41 E, 2.422 feet, to the eastern right-of-way line of Enloe Road, said point also being the southwest corner of a 4.000 acre of land recorded by Instrument 20090529000652000;  
THENCE traversing South along the eastern right-of-way line of Enloe Road, the following:  
S 36-5-38 E, 41.522 feet;  
S 2-27-20 E, 51.912 feet;  
S 3-16-13 E, 78.054 feet;  
S 0-4-2 W, 1145.701 feet;  
S 3-50-54 W, 51.089 feet;  
S 16-27-35 W, 46.775 feet;  
THENCE S 16-2-12 W, 423.618 feet to the PLACE OF BEGINNING and CONTAINING approximately 2.579 acres of land.

## Tract 2

**Being approximately 39 acres (so-called) consisting of two tracts, being the same land conveyed to Joseph Vincent Edmonds by deed dated December 20, 1957 by M.D. West, Jr. and Grace West, Olen West and Dorothy West, Louise West Bunyard and R.H. Bunyard, Jack West and Margaret West, Ray West and Jane West and Pauline West, recorded in volume 536, page 376, Deed Records of Collin County, Texas.**

### First Tract:

**Situated in Collin County, Texas in the R.H. Locke Survey and is a resurvey of three tracts of land aggregating 38.22 acres as set out in the deed from the First National Bank of McKinney, Texas to N.B. Commons recorded in vol. 281 page 175 of the deed records of Collin County, and,**

Beginning in the south boundary line of the right of way of the L.R. & N. Railway at the N.W. corner of said 38.22 acres;

Thence South 12 chains to the center of the road;

Thence South 1/2 degrees east 13.37 chains with the center of road, to a stake at road turn the southwest corner of said 38.22 acres;

Thence North 88 1/2 degree. east 8.13 chains with the center of road to a stake the most southern SE corner of said 38.22 acres a stake in the west line of 80 1/2 acres owned by the National Life Insurance Co.;

Thence North 5 1/2 deg west with fence row 4 chains to an iron stake at fence post an inner corner of said 38.22 acres and the most western NW corner of said 80 1/2 acres;

Thence North 88 1/2 deg east 10 chains with one of the north lines of said 80 1/2 acre tract and one of the south lines of north lines of said 80 1/2 acre tract and one of the south lines of said 38.22 acre tract to an iron stake in the middle of hedgerow the most eastern SE corner of said 38.22 ares in iron pin driven down to an old corner post in the south line of said LR & N Railway right of wa;

Thence North 73 1/4 deg. west with said south boundary line of said right of way 18.31 chains to the place of beginning, containing 36 acres of land

#### Second Tract:

A portion of the Louisiana & Arkansas Railway Company's right of way near the town of McKinney, Collin County, Texas, extending from Val. Sta. 1516x96 to Val. Sta. 1528x85, a distance of 1,189 ft., being 100 ft. in width and lying 50 ft. on each side of the center line of the Railway Company's main track as established in 1882 and being the same land acquired by the Railway Company on June 28, 1882, from W. R. Short and wife, Mattie, and recorded in Book 17, pages 47, 48 and 49, all in the office of the recorder of Deeds for Collin County, Texas, containing 2.73 acres, more or less

#### Tract 3

Being approximately 9.125 acres of land in the R. H. Locke Survey, Abs. 517, all in McKinney, Collin County, Texas and also partly being the right-of-way for a portion of FM 546 and a portion of CR 317 and being more particularly described by metes and bounds as follows;

BEGINNING at the Northeast corner of an approximately 1.270 acre tract of land recorded in Volume 2733 Page 735, Deed Records, Collin County, Texas;

THENCE traversing West along the southern right-of-way of FM 546, the following:

N 78-39-28 W, 15.524 feet;

N 83-49-51 W, 15.524 feet;

N 89-0-17 W, 15.524 feet;

N 89-14-5 W, 151.071 feet;

N 88-11-56 W, 101.941 feet;

N 88-53-1 W, 203.182 feet;

N 0-42-51 E, 13.951 feet;

N 87-29-48 W, 195.298 feet;

N 88-19-36 W, 436.918 feet;

N 87-57-17 W, 109.988 feet;

N 88-29-8 W, 23.402 feet;

N 88-45-47 W, 2290.012 feet;

N 88-51-40 W, 442.642 feet, being the northwest corner of an approximately 3.532 acre tract of land recorded by Instrument 20100303000206360 of the Collin County Deed Records;

THENCE S 0-51-48 W, 466.25 feet along the western boundary of said 3.532 acre tract;

THENCE N 88-53-28 W, 11.628 feet, to the northwest corner of an approximately 1.156 acre tract of land recorded by Instrument 20091230001549290 of the Collin County Deed Records;

THENCE S 1-16-54 W, 793.516 feet, along the western boundary of said 1.156 acre of tract, to a point being part of an approximately 114.12 acre tract of land recorded by Instrument 20080125000095940 of the Collin County Deed Records;

THENCE S 0-45-18 W, 374.287 feet, along the western boundary of said 114.12 acre tract to a corner, being the northwest corner of an approximately 40 acre tract of land recorded in Book 81 page 4 & 5 of the Collin County Deed Records;

THENCE S 0-39-30 W, 524.621 feet, along the western boundary of said 40 acre tract to a corner, being the northwest corner of an approximately 55 acre tract of land recorded by Instrument 20080924001144300 of the Collin County Deed Records;  
THENCE S 1-2-54 W, 272.696 feet, along the western boundary of said 55 acre tract of land;  
THENCE S 0-54-6 W, 174.873 feet;  
THENCE traversing South along the eastern right-of-way line of CR 317, the following:  
S 1-9-56 W, 218.458 feet;  
S 0-37-57 E, 95.01 feet;  
S 0-31-11 W, 122.924 feet;  
THENCE N 87-53-36 W, 11.843 feet;  
THENCE N 87-53-34 W, 18.21 feet;  
THENCE N 87-53-30 W, 3.416 feet;  
THENCE N 0-36-34 E, 0.185 feet, being the southeast corner of an approximately 80.516 acre tract of land recorded by Instrument 20060331000421900 of the Collin County Deed Record;  
THENCE traversing North along the eastern boundary of said 80.516 acre tract, the following:  
N 0-31-58 E, 214.825 feet;  
N 0-57-20 E, 704.598 feet;  
N 0-39-31 E, 522.033 feet;  
N 0-21-24 E, 602.512 feet;  
N 1-4-20 E, 1005.054 feet;  
N 0-19-12 E, 59.448 feet;  
N 0-5-13 W, 19.228 feet, to a corner;  
THENCE N 88-16-59 E, 10.851 feet;  
THENCE N 89-0-38 E, 8.436 feet;  
THENCE N 89-0-12 E, 1.075 feet;  
THENCE N 89-11-10 E, 5.635 feet;  
THENCE S 81-27-49 E, 25.714 feet, being the southwest corner of an approximately 136.989 acre tract of land recorded by Instrument 20090925001197270 of the Collin County Deed Record;  
THENCE traversing East along the southern boundary of said 136.989 acre tract, the following:  
S 81-27-45 E, 0.698 feet;  
S 80-4-37 E, 30.454 feet;  
S 77-2-31 E, 22.087 feet;  
S 84-22-57 E, 15.324 feet;  
S 87-27-19 E, 247.744 feet;  
S 89-42-11 E, 193.002 feet;  
S 87-37-16 E, 168.646 feet;  
S 88-55-16 E, 573.64 feet;  
S 88-55-13 E, 10.464 feet;  
S 88-53-57 E, 624.615 feet;  
S 88-20-23 E, 86.286 feet;  
S 88-28-7 E, 665.613 feet;  
S 88-28-8 E, 849.928 feet;  
S 88-50-34 E, 346.571 feet;  
S 88-56-37 E, 54.259 feet;  
S 78-38-27 E, 55.221 feet;  
S 80-42-44 E, 2.267 feet;  
S 80-42-51 E, 4.693 feet;  
S 82-51-2 E, 2.757 feet;  
S 82-51-6 E, 52.532 feet, to the southeast corner of said 136.989 tract;  
THENCE S 3-35-1 W, 72.214 feet to the PLACE OF BEGINNING and CONTAINING approximately 9.125 acres of land

#### **Tract 4**

**Being 1.156 acres of land, situated in the R.H. Locke Survey, A-517, Collin County, Texas, and being a portion of a 114.12 acre tract which was conveyed to McKinney 114 Land & Cattle, LTD, by an instrument recorded in document number 20080125000095940, Collin County Deed Records (CCDR), said 1.156 acres of land being more particularly described by metes and bounds as follows;**

**COMMENCING FOR REFERENCE** at a Railroad Spike found at the northwest corner of a 5.0 acre tract which was conveyed to Town of Fairview by an instrument recorded in Volume 5186, Page 3377, CCDR;

**THENCE S 00°56'11" W**, along said west boundary line, the same being the centerline of county road 317, the same also being the East boundary line of a 118.767 acre tract which was conveyed to W.B. Quesenbury Jr., by an instrument recorded in Volume 2392, Page 753, CCDR, 490.44 feet to a cotton spindle found at the most westerly northwest corner of said 114.12 acre tract and the **PLACE OF BEGINNING** of the herein described tract;

**THENCE S 89°03'56" E**, along the North line of said 114.12 acre tract, same being the South line of said 5.0 acre tract, 130.65 feet to a 1/2" iron rod with plastic cap set for corner;

**THENCE** in a southerly direction, across the said 114.12 acre tract following a curve to the left having a radius of 770.00 feet, a delta angle of 16°24'41", an arc length of 220.55 feet (Chord Bearing = S 17°52'41" W, 219.80) to a 1/2" iron rod with plastic cap set;

**THENCE S 09°40'21" W**, continuing across said 114.12 acre tract, 589.16 feet to a 1/2" iron rod with plastic cap set in the West boundary line of said 114.12 acre tract, same being the center line of county road 317, and also being the east boundary line of said 118.767 acre tract;

**THENCE N 00°57'02" E**, along the west boundary line of said 114.12 acre tract, also being down the centerline of said county road, and the east boundary line of said 118.767 acre tract, 728.00 feet to the **PLACE OF BEGINNING** and containing 1.156 acres of land, more or less.

#### Tract 5

Being 3.532 acres of land, situated in the R.H. Locke Survey, A-517, Collin County, Texas, and being part of a 5.00 tract which was conveyed to the Town of Fairview, by an instrument recorded in Volume 5186, Page 3377, Collin County Deed Records (CCDR), said 4.999 acres of land being more particularly described by metes and bounds as follows;

**COMMENCING FOR REFERENCE** at a 1/2" Iron Rod with cap found at the southwest corner of a 114.12 acre tract which was conveyed to McKinney 114 Land & Cattle, LTD, by an instrument recorded in document number 20080125000095940, Collin County Deed Records (CCDR);

**THENCE N 00°57'02" E** along said west boundary line, the same being the centerline of county road 317, the same also being the East boundary line of a 118.767 acre tract which was conveyed to W.B. Quesenbury Jr., by an instrument recorded in Volume 2392, Page 753, CCDR, 1157.98 feet to a cotton spindle found at the most westerly northwest corner of said 114.12 acre tract and the **PLACE OF BEGINNING** of the herein described tract;

**THENCE N 00°56'11" E**, continuing along the centerline of county road 317, the same being the East boundary line of said 118.767 acre tract, 490.44 feet to a Railroad Spike found in the South R.O.W. of F.M.546;

**THENCE** in an easterly direction, along the South R.O.W. line of F.M. 546 following a curve to the left having a radius of 358.30 feet, a delta angle of 21°03'23" an arc length of 131.68 feet (Chord Bearing = S 78°17'03" E, 130.94') to a 1/2" iron rod with plastic cap set;

**THENCE S 88°48'45" E**, continuing along the South R.O.W. line of F.M. 546, 337.95 feet to a 1/2" iron rod with plastic cap found at the most northerly northwest boundary line of said 114.12 acre tract;

**THENCE S 01°10'44" W**, along the most northerly west boundary line of said 114.12 acre tract, 124.44 feet to a 1/2" iron rod with plastic cap set;

**THENCE** in a southwesterly direction, across said 5.00 acre tract following a curve to the left having a radius of 770.00 feet, a delta angle of 34°54'43", an arc length of 469.18 feet (Chord Bearing = S 43°32'23" W, 461.96 feet) to a 1/2" Iron Rod with plastic set in the South boundary line of said 5.00 acre tract, same being the most westerly North line of said 114.12 acre tract;

**THENCE N 89°03'56" W**, along the most westerly North line of said 114.12 acre tract, 153.34 feet to the **PLACE OF BEGINNING** and containing 3.532 acres of land, more or less.

#### Tract 6

Being 1.036 acres of land, situated in the R.H. Locke Survey, A-517, Collin County, Texas, and being part of a 5.00 acre tract which was conveyed to the Town of Fairview, by an instrument recorded in Volume 5186, Page 3377, Collin County Deed Records (CCDR), said 4.99 acres of land being more particularly described by metes and bounds as follows;

**COMMENCING FOR REFERENCE** at a 1/2" Iron Rod with cap found at the southwest corner of a 114.12 acre tract which was conveyed to McKinney 114 Land & Cattle, LTD, by an instrument recorded in document number 20080125000095940, Collin County Deed Records (CCDR);

**THENCE N 00 degrees 57 minutes 02 seconds E** along said west boundary line, the same being the centerline of county road 317, the same also being the east boundary line of a 118.767 acre tract which

was conveyed to W.B. Quesenbury Jr., by an instrument recorded in Volume 2392, Page 753, CCDR, 1157.98 feet to a cotton spindle found at the westerly northwest corner of said 114.12 acre tract; THENCE N 89 degrees 44 minutes 50 seconds E, 153.34 feet, being a north boundary line of said 114.12 acre tract and the PLACE OF BEGINNING of the herein described tract; THENCE N 89 degrees 44 minutes 50 seconds E, 311.31 feet, along said north boundary line to a ½" iron rod capped and stamped 3694; THENCE N 00 degrees 01 minutes 00 seconds W, 340.21 feet, being a west boundary of said 114.12 acre tract; THENCE in a southwesterly direction, across said 5.00 acre tract following a curve to the left having a radius of 770.00 feet, a delta angle of 34 degrees 54' 43", an arc length of 469.18 feet (Chord Bearing = S 43 degrees 32 minutes 23 seconds W, 461.96 feet), to a ½" iron rod with a plastic set in the South boundary line of said 5.00 acre tract, same being the most westerly North line of said 114.12 acre tract and the PLACE OF BEGINNING containing 1.036 acres of land, more or less.

#### Tract 7

Being 0.552 acres of land, situated in the R.H. Locke Survey, A-517, Collin County, Texas, and being a portion of a 114.12 acre tract which was conveyed to McKinney 114 Land & Cattle, LTD, by an instrument recorded in document number 20080125000095940, Collin County Deed Records (CCDR), said 0.552 acres of land being more particularly described by metes and bounds as follows:

**COMMENCING FOR REFERENCE** at a 1/2" Iron Rod with plastic cap found at the southeast corner of a 5.00 acre tract which was conveyed to Town of Fairview by an instrument recorded in Volume 5186, Page 3377, CCDR;

**THENCE** N 01°10'44" E, along the most northerly west boundary line of said 114.12 acre tract, the same being the East boundary line of said 5.00 acre tract, 340.02 feet to a 1/2" Iron Rod with plastic cap set and the **PLACE OF BEGINNING** of the herein described tract;

**THENCE** N 01°10'44" E, continuing along said common line, 124.44 feet to a 1/2" Iron Rod with plastic cap found at the most northerly northwest corner of said 114.12 acre tract

**THENCE** S 88°48' 45" E, along the North boundary line of said 114.12 acre tract, the same being the South R.O.W. line of F.M. 546, 573.97 feet to a 1/2" iron rod with plastic cap set for corner;

**THENCE** S 69°38' 45" W, across said 114.12 acre tract, 53.79 feet to a 1/2" iron rod with plastic cap set;

**THENCE** S 88°51'41" W, continuing across said 114.12 acre tract, 137.40 feet to a 1/2" iron rod with plastic cap set;

**THENCE** in a southwesterly direction, across the said 114.12 acre tract following a curve to the left having a radius of 770.00 feet, a delta angle of 30°08'34", an arc length of 405.09 feet (Chord Bearing = S 76°04'02" W, 400.43') to the **PLACE OF BEGINNING** and containing 0.552 acres of land, more or less.

#### Tract 8

Situated in the R. H. Locke Survey, Abstract No. 517, Collin County, Texas and being part of a 45 acre tract of land and described in a Deed with Vendors Lien from M. L. Hart and wife, Mattie Lou Hart to Fay Hardin and wife, Frances Hardin and recorded in Volume 563 Page 124 of the Deed Records of Collin County, Texas and being more fully described as follows:

Beginning at a 1/2" iron rod set for the Northwest corner of this tract, in the South right of way line of F. M. 546, from whence the Northwest corner of said 45 acre tract bears North 89 deg. 14 min. 00 sec. West a distance of 337.56 feet; South 89 deg. 59 min. 00 sec. West a distance of 302.10 feet and North 00 deg. 15 min. 40 sec. West a distance of 40 feet;

Thence South 00 deg. 49 min. 55 sec. West a distance of 352.85 feet to a 1/2" iron rod set for the Southwest corner of this tract;

Thence South 89 deg. 03 min. 18 sec. East a distance of 330.94 feet to a 1/2" iron rod set for the Southeast corner of this tract;

Thence North 00 deg. 04 min. 34 sec. East a distance of 93.56 feet to a 1/2" iron rod set for an ell corner of this tract;

Thence North 86 deg. 47 min. 21 sec. West along and near an old post and wire fence a distance of 166.57 feet to a 1/2" iron rod found, being the Southeast corner of a 0.716 acre tract of land;

Thence North 89 deg. 14 min. 00 sec. West with the South line of said 0.716 acre tract and an inside ell corner of this tract;

Thence North 00 deg. 45 min. 59 sec. East with the West line of said 0.716 acre tract a distance of 253.22 feet to a 1/2" iron rod found in the South line of F. M. 546 for the Northeast corner of this tract;

Thence North 89 deg. 14 min. 00 sec. West with the South right of way line of F. M. 546 a distance of 21.04 feet to the Place of Beginning and containing 0.869 acre of land, more or less.

#### **Tract 9**

Situated in Collin County, Texas, out of the R. H. Locke Survey, Abstract No. 517, and being 0.716 acres out of a certain land conveyed to P. D. Beavers from Stanley Quesenbury and wife, Ella Quesenbury, by deed recorded in Volume 80, Page 388, of the Deed Records of Collin County, Texas; also being in the North Central part of said 45 acre tract, and being more particularly described as follows:

Beginning at a 1/2" iron rod, the Northwest corner of this tract, in the South right of way line of F. M. 546, from whence the Northwest corner of said 45 acre tract bears North 89 deg. 14 min. West a distance of 358.60 feet, South 89 deg. 59 min. West a distance of 302.10 feet, and North 0 deg. 15 min. 40 sec. West a distance of 40 feet;

Thence South 0 deg. 46 min. West a distance of 253.22 feet to a 3/8" iron rod for the Southwest corner of this tract;

Thence South 89 deg. 14 min. East a distance of 141.95 feet to a 1/2" iron rod for the Southeast corner of this tract;

Thence North 7 deg. 40 min. 38 sec. West a distance of 256.00 feet to a 3/8" iron rod located in the South right of way line of F. M. 546 for the Northeast corner of this tract;

Thence North 89 deg. 14 min. West with the South right of way line of F. M. 546 a distance of 104.36 feet to the Place of Beginning and containing 0.716 acres of land, more or less.

#### **Tract 10**

Situated in the County of Collin, State of Texas, being part of the R.H. Locke Survey, Abstract 517, being part of a called 45 acre tract of land described in deed from M. L. Hart, et ux, to Fay Hardin, dated February 23, 1960, recorded in Volume 563, Page 124, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set of rebar stamped 3694 for the Northwest corner of a 2.427 acre tract of land conveyed by Robert L. Strickland, et ux, to Jack D. Sonntag, et ux, by deed dated June 1, 1984, recorded in Volume 1906, Page 617, Deed Records, Collin County, Texas, at the intersection of the South right-of-way line of said highway with the East line of said 45 acre tract;

THENCE South 89 degrees 14 minutes 00 seconds East, with the South right-of-way line of said F.M. Highway 546, a distance of 439.04 feet to a set of 1/2 inch capped rebar stamped 3694

THENCE South 00 degrees 02 minutes 08 seconds West, with the East line of said 45 acre tract, the West line of said 2.427 acre tract, and continuing for a total distance of 353.34 feet;

THENCE North 89 degrees 07 minutes 55 seconds West, a distance of 237.795 feet;

THENCE North 00 degrees 01 minutes 46 seconds West, a distance of 93.59 feet to a found 1/2 inch capped rebar stamped 1764;

THENCE North 86 degree 53 minutes 54 seconds West, a distance of 166.52 feet to a found 1/2 inch capped rebar stamped 1764;

THENCE North 07 degrees 48 minutes 25 seconds West, a distance of 255.38 feet to a ste 1/2 inch capped rebar stamped 3694 on the South right-of-way line of said F.M. Highway No. 546, to the PLACE OF BEGINNING and containing 3.044 acres of land, more or less.

**Tract 11**

BEING a part of the Richard Locke Survey, Abstract No. 517, Collin County, Texas, and being part of a 46.614 acre tract as described in a deed from F. E. Brown, et al to W. B. Evans, dated October 1, 1970, and recorded in Volume 767, Page 138, of the Collin County Deed Records and being more fully described as follows:

BEGINNING at a 1/2" iron rod with cap found for corner in the south line of F.M. Highway No. 546 and also being on the east line of a called 3.01 acre tract of land conveyed to Bill L. Edwards, Trustee, recorded in Volume 5160, Page 3394, D.R.C.C.T.;

THENCE S88 degrees 24'11"E along the said south right of way line a distance of 183.26 feet to a 1/2" iron rod with cap stamped "LoneStar" set for corner, said corner being on the west line of a 11.146 acre tract of land conveyed to Man V. Ha as recorded in Volume 4829, Page 2602, D.R.C.C.T.;

THENCE S00 degrees 39'07"W along said west line a distance of 514.50 feet to a 3/8" iron rod found for corner, said corner being on the north line of a called 1.25 acre tract of land conveyed to a Robert N. Douglas, et ux, as recorded in Volume 2241, Page 407, D.R.C.C.T.;

THENCE N88 degrees 55'14"W along said north line a distance of 185.17 feet to a 3/8" iron rod found for corner, said corner being on the aforementioned east line of said 3.01 acre tract;

THENCE N 00degrees 51'57"E along said west line a distance of 516.14 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 94,856 square feet or 2.178 acres of land.

**Tract 12**

BEING SITUATED IN THE RICHARD LOCKE SURVEY, ABSTRACT NO. 517, COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A CALLED 11.146 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MAN V. HA, OF RECORD IN VOLUME 4829, PAGE 2602, DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 546, AT THE NORTHWEST CORNER OF SAID 11.146 ACRE TRACT;

THENCE SOUTH 88° 13' 25" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. ROAD 546, A DISTANCE OF 223.77 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER AT AN ANGLE POINT;

THENCE NORTH 89° 35' 33" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. ROAD 546, A DISTANCE OF 102.03 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST NORTHERN NORTHEAST CORNER THEREOF;

THENCE SOUTH 02° 53' 38" WEST ALONG THE MOST NORTHERN EAST LINE OF SAID 11.146 ACRE TRACT, A DISTANCE OF 279.72 FEET TO A POINT FOR CORNER AT AN INTERIOR CORNER THEREOF;

THENCE SOUTH 87° 02' 05" EAST ALONG THE MOST EASTERN NORTH LINE OF SAID 11.146 ACRE TRACT, A DISTANCE OF 201.42 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE MOST EASTERN NORTHEAST CORNER THEREOF;

THENCE SOUTH 00° 21' 15" WEST ALONG THE MOST EASTERN LINE OF SAID 11.146 ACRE TRACT, A DISTANCE OF 843.65 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 89° 07' 12" WEST ALONG THE MOST SOUTHERN SOUTH LINE OF SAID 11.146 ACRE TRACT, A DISTANCE OF 310.62 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST SOUTHERN SOUTHWEST CORNER THEREOF COMMON TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO GREGORY S. ROGERS ET UX OF RECORD IN VOLUME 3938, PAGE 1219, DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 00° 34' 42" EAST ALONG THE EAST LINE OF SAID ROGERS TRACT, A DISTANCE OF 208.41 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF;

THENCE NORTH 89° 06' 47" WEST ALONG THE NORTH LINE OF SAID ROGERS TRACT, A DISTANCE OF 208.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE NORTH 00° 36' 25" EAST ALONG THE WEST LINE OF SAID 11.146 ACRE TRACT, A DISTANCE OF 923.28 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.146 ACRES OF LAND.



Tract 13

Situated in Collin County, Texas and being in the Richard Locke Survey Abst. #517 and being part of a 51.83 acre tract described in a Deed from J. H. and S. J. Rambo to W. G. Drake and recorded in Volume 201 Page 89 of the Collin County Deed Records and being more fully described as follows:

BEGINNING at a 3/8th inch iron rod found in the Southwest corner of the 1.315 acre tract described in a Deed from Charles A. Drake to Odie Tallant, et ux, recorded in Volume 664, Page 549 of the Collin County Deed Records. Said iron rod also being the most Easterly Northeast corner of the 12.146 acre tract in a deed from W. B. Evans et ux to Juanita M. Beam, recorded in Volume 1320, Page 78 of the Collin County Land Records.

THENCE North 87 degrees 02 minutes 05 seconds West along a North line of the 12.146 acre tract and generally along a fence line a distance of 201.21 feet to a 6 inch diameter corner post.

THENCE North 02 degrees 45 minutes 42 seconds East along the East line of the said tract and generally along an existing fence a distance of 278.61 feet to an "X" cut in concrete in the South right of way line of F. M. Hwy. #546.

THENCE South 89 degrees 48 minutes 10 seconds East along the said right of way a distance of 140.03 feet, to a concrete marker in the beginning of a curve to the right from which the radius point bears South 00 degrees 01 minutes 18 seconds East.

THENCE in an Easterly direction with said right of way along the arc of the said curve to the right having a radius of 532.96 feet, and a central angle of 05 degrees 12 minutes 22 seconds for an arc distance of 48.43 feet to a 1/2 inch iron rod set, above mentioned 1.315 acre tract.

THENCE South 02 degrees 40 minutes 02 seconds West along the West line of the said tract a distance of 129.18 feet to a 1/2 inch iron rod set;

THENCE South 87 degrees 19 minutes 58 seconds East a distance of 12.43 feet to 1/2 inch iron rod set in the East line of the 1.315 acre tract.

THENCE South 02 degrees 40 minutes 02 seconds West with the East line of the 1.315 acre tract a distance of 156.58 feet to the place of beginning containing 1.270 acres of land.

Tract 14

SITUATED in Collin County, Texas in the RICHARD LOCKE SURVEY, Abstract No. 517 and being a consolidation of a 1.00 acre tract described in a deed from W. B. Evans et ux to W. T. Luna et ux recorded in Volume 1060, page 838 of the Collin County Deed Records and a 0.250 acre tract described in a deed from R. L. Strickland et ux to W. T. Luna et ux recorded in Volume 1519, page 132 of the Collin County Land Records and being more fully described as follows:

BEGINNING at a 3/8 inch iron pin found in the southwest corner of the above mentioned 1.00 acre tract;

THENCE NORTH 00 deg 53 min 45 sec East, with the West line of the 1.00 acre tract in the West line of the 0.250 acre tract 292.82 feet to a 3/8 inch iron pin found;

THENCE SOUTH 89 deg 00 min 00 sec East, with the north line of the 0.250 acre tract in the 185.33 feet to a 3/8 inch iron pin found in the West line of a 35 feet wide road easement;

THENCE SOUTH 00 deg 38 min 00 sec West, with the East line of the 0.250 acre tract in the East line of the 1.00 acre tract 292.82 feet to a 3/8 inch iron pin found at the southeast corner of the said 1.00

acre tract and in the West line of the said road easement;

THENCE NORTH 89 deg 00 min 00 sec West, with the South line of the 1.00 acre tract 186.60 feet to the place of beginning and CONTAINING 1.250 acres of land.

**Tract 15**

Being located at 3104 Almeta Lane in Collin County, Texas, being a tract of land situated in the Richard Locke Survey, Abstract No. 517, Collin County, Texas, being part of a 46.614 acre tract of land described in deed to F.E. Brown et al, to W.B. Evans, by deed dated October 1, 1970, recorded in Volume 767, Page 138, Deed Records, Collin County, Texas, being the same tract of land conveyed to Fred J. Hebert and Kathy R. Hebert by deed recorded in Volume 4149, Page 1574, Deed Records, Collin County, Texas and being the more particularly described as follows:

**BEGINNING** at the Southwest corner of said Evans tract, same being the Southwest corner of said Hebert tract, from which point a 1/2 inch iron rod bears South 49 degrees 41 minutes West, a distance of 0.5 feet;

**THENCE** North 00 degrees 53 minutes 45 seconds East, with the East line of a tract of land conveyed to Fay Hardin, by deed recorded in Volume 563, Page 124, Deed Records, Dallas County, Texas, a distance of 808.60 feet from which point a 1/2 inch iron rod bears South 23 degrees 19 minutes East, a distance of 0.7 feet;

**THENCE** South 89 degrees 00 minutes 00 seconds East, with the South line of a tract of land conveyed to Robert N. Douglas by deed recorded in Volume 2241, Page 407, Deed Records, Collin County, Texas, a distance of 186.80 feet to a point in the West line of Almeta Land (a 35 foot ingress and egress easement recorded by Instrument No. 96-0103733, Land Records, Collin County, Texas), a capped 1/2 inch iron rod set for corner;

**THENCE** South 00 degrees 36 minutes 00 seconds West, with the said West line of Almeta Lane, a distance of 807.40 feet, a 3/8 inch iron rod found for corner;

**THENCE** North 89 degrees 22 minutes 00 seconds West, with the North line of a tract of land conveyed to Charles Bradford Wysong by deed recorded in Volume 3114, Page 365, Deed Records, Collin County, Texas, a distance of 190.30 feet to the PLACE OF BEGINNING and containing 152,266 square feet of 3.496 acres of land, more or less.

**Tract 16**

**BEING** all of that certain tract of land situated in the Richard Locke Survey, Abstract No. 517, Collin County, Texas, and being all of a 1.00 acre tract of land described in a deed from Bill E. Kirby to Brian D. Campbell, recorded in Volume 3515, Page 235 of the Deed Records of Collin County, Texas, and being more fully described by metes and bounds as follows:

**BEGINNING** at a 3/8" iron rod found being the Southwest corner of said Campbell tract and being the Southeast corner of a tract of land described in a deed to Roy A. Hefner, recorded in Volume 3320, Page 033 of the Deed Records of Collin County, Texas, and being the Northwest corner of a tract of land described in a deed to Robert E. Lentz, recorded in Volume 1496, Page 545 of the Deed Records of Collin County, Texas, for the Southwest corner of this;

**THENCE** North 00 deg. 36 min. 00 sec. East, with the West line of said Campbell tract, a distance of 208.71 feet, to a 1/2" iron rod found being the Northwest corner of said Campbell tract and being the most northerly Southwest corner of a tract of land described in a deed to Tommy Wade and Henry Gillard, recorded in Volume 2508, Page 903 of the Deed Records of Collin County, Texas, for the Northwest corner of this;

**THENCE** South 89 deg. 09 min. 07 sec. East, with the North line of said Campbell tract, and the most northerly South line of said Wade Gillard tract, a distance of 208.72 feet, to a 1/2" iron rod found being the Northeast corner of said Campbell tract for the Northeast corner of this;

**THENCE** South 00 deg. 36 min. 25 sec. West, with the East line of said Campbell tract, and the most easterly West line of said Wade/Gillard tract, a distance of 208.69 feet, to a 1/2" iron rod found in the North line of said Lentz tract being the Southeast corner of said Campbell tract for the Southeast corner of this;

THENCE North 89 deg. 09 min. 07 sec. West, with the South line of said Campbell tract, and the North line of the aforementioned Lentz tract a distance of 208.69 feet, to the PLACE OF BEGINNING, containing 1.000 acre of land, more or less.

**Tract 17**

SITUATED in the County of Collin, State of Texas, being a part of the R. H. Locke Survey, Abstract No. 517, being a part of a 40 acre tract of land conveyed by W. H. Woods to Bert Noblitt by deed dated January 28, 1936, recorded in Volume 304, Page 355, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a found ½ inch rebar maintaining the Northeast corner of said 40 acre tract, the Southeast corner of a 43.893 acre tract of land conveyed by M. L. Hart, et ux, to Fay Hardin, et ux, by deed dated February 23, 1960, recorded in Volume 563, Page 124, Deed Records, Collin County, Texas, the Southwest corner of a 3.495 acre tract of land described in Tract I in deed from William Mark Huey, et ux, to Fred J. Hebert, et ux, dated April 16, 1998, recorded in Volume 4149, Page 1574, Deed Records, Collin County, Texas, the Northwest corner of a 161.81 acre tract of land conveyed by Drew Scott, Trustee to Charles Bradford Wysong by deed dated August 9, 1989, recorded in Volume 3114, Page 385, Deed Records, Collin County, Texas;

THENCE South 00 degrees 01 minutes 32 seconds West, with the West line of said 161.81 acre tract, a distance of 528.00 feet to a set ½ inch rebar for the Southeast corner of said 40 acre tract, the Northeast corner of a 15 acre tract of land described in Second Tract in deed from Roy C. Roberts, Receiver to J. G. Smith, dated April 14, 1958, recorded in Volume 538, Page 245, Deed Records, Collin County, Texas;

THENCE North 89 degrees 56 minutes 08 seconds West, with the South line of said 40 acre tract, the North line of said 15 acre tract, a distance of 82.48 feet to a set ½ inch rebar;

THENCE North 00 degrees 01 minutes 32 seconds East, a distance of 528.21 feet to a set ½ inch rebar on the North line of said 40 acre tract, the South line of said 43.893 acre tract;

THENCE South 89 degrees 47 minutes 12 seconds East, with the North line of said 40 acre tract, the South line of said 43.893 acre tract, a distance of 82.48 feet to the PLACE OF BEGINNING and containing 1.00 acre of land, more or less.

**Tract 18**

Being 0.130 acres of land, situated in the R. H. Locke Survey, A-517, Collin County, Texas, and being a portion of a 55 acre tract which was conveyed to Pecan Fork LLC, by an instrument recorded in 20080924001144300, Collin County Deed Records (CCDR); said 0.130 acres of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a ½ inch iron rod with cap found at the southwest corner of a 114.12 acre tract, which was conveyed to McKinney 114 Land & Cattle, LTD by an instrument recorded in 20080125000095940 CCDR, the same being the northwest corner of a 40 acre tract which was conveyed to Bert Noblitt by an instrument recorded in Volume 304, Page 355, CCDR, also being in the existing centerline of County Road 317;

THENCE S 00°44'19" W, along the west boundary line of said 40 acre tract, and the west boundary line of the above mentioned 55 acre tract, the same also being the east boundary line of a 118.767 acre tract which was conveyed to Pecan Fork LLC, by an instrument recorded in Volume 2392, Page 753, CCDR, and generally along the centerline of said county Road 317, a distance of 798.35 feet to a 1/2" iron rod with plastic cap set for a corner and the PLACE OF BEGINNING of the herein described tract;

THENCE in a southerly direction, across said 55 acre tract following a curve to the right having a radius of 350.00 feet, a delta angle of 29°58'23", an arc length of 183.09 feet (Chord Bearing = S 14°40'45" E, 181.01 feet) to a 1/2" iron rod with plastic cap set;

THENCE N 89°41'33" W, continuing across said 55 acre tract, 48.12 feet to a 1/2" iron rod with plastic cap set at the point of intersection with the west boundary line of said 55 acre tract, the same being the east boundary line of said 118.767 acre tract;

THENCE N 00°44'19" E, along the common line between said 55 acre tract and said 118.767 acre tract and generally along the centerline of said county Road, a distance of 174.86 feet to the **PLACE OF BEGINNING** and containing 0.130 acres of land, more or less.

#### Tract 19

SITUATED in Collin County, Texas, in the R. H. Locke Survey, Abstract No. 517, being a resurvey of part of the 55 acres of land described in a deed from W. E. Keyes and wife, Iness Keyes to Hulan Rutledge and wife, Olla Mae Rutledge, dated December 4, 1954 of the Collin County Deed Records, being described by metes and bounds as follows:

COMMENCING at an iron pin set at the southwest corner of said 55 acre tract, same being the southwest corner of the Don Pressnell 1 acre, Ref. Vol. 3314, Pg. 473, at the northwest corner of the J. G. Smith 74 acres, Ref. Vol. 555, Pg. 247, at the northeast corner of the Glen W. Warden 0.75 acre, Ref. Vol. 2733, Pg. 332, at the southeast corner of the W. B. Quesenbury 118.767 acres, Ref. Vol. 2392, Pg. 753, in the west line of said Locke Survey and approximately 6.0 feet east of the east edge of County Road No. 317 where said road bends towards west; Thence north 0°37'57" west, 161.34 feet with the west lines of said 55 acre tract, said 1 acre tract and said Survey, the east line of said 118.767 acre tract and said County Road to a railroad spike set in said lines and road center and at the northwest corner of said 1 acre tract for a **PLACE OF BEGINNING**;

Thence north 0°37'57" west, 95.01 feet with the west lines of said 55 acre tract and said Survey line, the east line of said 118.767 acre tract and the center of said County Road to a railroad spike set in said lines and road center;

Thence east, 339.92 feet to an iron pin set for a corner;

Thence south 0°37'57" east, 256.35 feet to an iron pin set in the south line of said 55 acre tract and the north line of said 74 acre tract and in an old east-west fence;

Thence west, 69.9 feet with the south line of said 55 acre tract and the north line of said 74 acre tract and with said fence to an iron pin set in said lines and at the southeast corner of said 1 acre tract;

Thence North 0°37'57" West, 161.34 feet with the east line of said 1 acre tract to an iron pin set at the northeast corner of said 1 acre tract;

Thence west 270.02 feet with the north line of said 1 acre tract to the **PLACE OF BEGINNING** and containing 1.000 acre of land.

#### Tract 20

SITUATED in Collin County, Texas and being a part of the R. H. Locke Survey, Abs. No. 0517 and being a part of 55 acres conveyed by W. E. Keyes et ux to Hulan Rutledge et ux by deed recorded in Volume 524, page 276 of the Deed Records of Collin County, Texas;

BEGINNING at a stake in the southwest corner of said 55 acre tract;

THENCE EAST with the south line of said tract 270.00 feet to a stake therein;

THENCE NORTH 161.33 feet to a stake;

THENCE WEST 270.00 feet to a stake in the west line of said 55 acre tract;

THENCE SOUTH 161.33 feet to the place of beginning and

CONTAINING 1.00 acres of land.

#### Tract 21

SITUATED in the County of Collin, State of Texas, being a part of the R. H. Locke Survey, Abstract No. 517, being all of a 44 3/4 acre tract of land described in First Tract, a 15 acre tract of land described in Second Tract, a 5 acre tract of land described in Third Tract, and a 10 acre tract of land described in Fourth Tract in deed from Roy C. Roberts, Receiver to J. G. Smith, dated April 14, 1958, recorded in Volume 538, Page 245, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set ½ inch rebar for the Northeast corner of said Second Tract, the Southeast corner of a 40 acre tract of land conveyed by W. H. Woods to Bert Noblitt by deed dated January 28, 1936, recorded in Volume 304, Page 355, Deed Records, Collin County, Texas, on the most Westerly West line of a 161.81 acre tract of land described in Exhibit "B" in deed from Drew Scott, Trustee to Charles Bradford Wysong by deed dated August 9, 1989, recorded in Volume 3114, Page 385, Deed Records, Collin County, Texas;

THENCE South 00 degrees 01 minute 32 seconds West, with a line of said 161.81 acre tract, the East line of said Second, Fourth, Third and First tracts, a distance of 1708.13 feet to a set ½ inch rebar for the Southeast corner of said First Tract, the most Westerly Southwest corner of said 161.81 acre tract, on the most Northerly North line of a 100-acre tract of land conveyed by G. H. Wooten, et ux, to J. J. Wilson by deed dated November 5, 1924, recorded in Volume 251, Page 276, Deed Records, Collin County, Texas;

THENCE South 89 degrees 45 minutes 58 seconds West, with the general line of a fence, the South line of said First Tract, the most Northerly North line of said 100 acre tract, a distance of 414.34 feet to a set ½ inch rebar at the base of a fence corner post for the most Northerly Northwest corner of said 100 acre tract, the Northeast corner of a 50.5914 acre tract of land conveyed by David Evan Bryant and Maria Pilar Bryant to Bryant Properties, Ltd., by deed dated June 23, 1998, recorded in Volume 4203, Page 2412, Deed Records, Collin County, Texas;

THENCE South 88 degrees 46 minutes 04 seconds West, continuing with the general line of a fence, the South line of said First Tract, and with the most Northerly North line of said 50.5914 acre tract, at a distance of 1466.53 feet passing found 1 inch rebar at the base of a fence corner post maintaining the most Northerly Northwest corner of a said 50.5914 acre tract, the Northeast corner of a 10.5969 acre tract of land conveyed by Rebecca Gail Kirkwood to James Paul Sparkman by deed dated May 15, 1991, recorded in Volume 3577, Page 201, Deed Records, Collin County, Texas, and continuing with the North line of said Sparkman tract, at a distance of 1871.40 feet passing an 8 inch dia. Bois d' arc fence post and continuing with the general line of a chain link fence, at a distance of 2200.74 feet passing a chain link fence corner post on the East side of a North/South public road known as County Road No. 317 at a turn in said road to the West and continuing, passing the Northwest corner of said Sparkman tract the Northeast corner of a 6.22 acre tract of land described in First Tract in deed from Donald M. Winchester, et ux, to Calvin Walter Winchester by deed dated August 31, 1982, recorded in Volume 1554, Page 885, Deed Records, Collin County, Texas, and continuing with the North line of said 6.22 acre tract, crossing an East/West segment of said County Road No. 317, leaving said road at a turn to the North and continuing for a total distance of 2887.98 feet to a set ½ inch rebar for the Northwest corner of said 6.22 acre tract, the Southwest corner of said First Tract, on the West line of Locke Survey, the East line of the George B. Pilant Survey, Abstract No. 691;

THENCE North 00 degrees 15 minutes 10 seconds West, with the West line of said First, Third and Fourth Tracts, the West line of said Locke Survey, the East line of said Pilant Survey, again crossing a North/South segment of said County Road No. 317 and continuing along the East side of said road for a total distance of 825.00 feet to a set ½ inch rebar near the East edge of said road for the Northwest corner of said Fourth Tract, the Southwest corner of a 54 acre tract of land conveyed by Hulan Rutledge, et ux, to Hulan Rutledge and Ola Mae Rutledge, Trustees by deed dated February 9, 1998, recorded in Volume 4105, Page 1479, Deed Records, Collin County, Texas;

THENCE North 89 degrees 48 minutes 29 seconds East, with the North line of said Fourth Tract, the South line of said 54 acre tract, at a distance of 11.4 feet passing 1.33 feet South of a Bois d' arc fence post on the East side of said road and continuing with the general line of portions of an old fence, at a distance of 275.20 feet passing a found 3/8 inch rebar and continuing with portions of said fence for a total distance of 2597.32 feet to a set spike nail at the base of a fence corner post for the Southwest corner of said Second Tract, the Southeast corner of said 54 acre tract;

THENCE North 00 degrees 07 minutes 34 seconds West, with the East line of said 54 acre tract, a distance of 939.04 feet to a set ½ inch rebar for its Northeast corner, the Northwest corner of said Second Tract on the South line of the above mentioned 40 acre tract;

THENCE South 89 degrees 56 minutes 08 seconds East, with the North line of said Second Tract, the South line of said 40 acre tract, a distance of 710.82 feet to the PLACE OF BEGINNING and containing 75.60 acres of land, more or less, save and except a Fifty One Percent (51%) oil, gas, and mineral interest reserved in a deed by Campbell Smith and Bobbie Jeune Smith Hoffman to Grantor herein dated May 16, 2002.

**Tract 22**

Being approximately 4.2 acres of land in the R. H. Locke Survey, Abs. 0517, and the Calvin Boles Survey, Abs. 0028, all in McKinney, Collin County, Texas and also being the right-of-way for a portion of CR 317 and being more particularly described by metes and bounds as follows;

BEGINNING at the Northwest corner of an approximately 5 acre tract of land recorded in Volume 1000 Page 271, Deed Records, Collin County, Texas;

THENCE S 8-36-9 E, 105.621 feet along said 5 acre tract to a corner;

THENCE S 82-2-29 W, 18.99 feet, crossing said CR 317 right-of-way;

THENCE S 81-52-26 W, 35.484 feet to a corner, being the southeast corner of a 1 acre tract recorded in Volume 5071 Book 3433, also being the western right-of-way line for CR 317;

THENCE traversing northerly along the western right-of-way line for CR 317, to follow:

N 7-45-8 W, 1.316 feet;

N 9-50-6 W, 19.753 feet;

N 9-50-8 W, 79.189 feet;

N 2-56-10 W, 211.859;

N 0-0-0 E, 264 feet;

N 12-59-18 W, 371.257 feet;

N 10-27-51 W, 251.203 feet;

N 10-24-0 W, 680.098 feet;

N 10-20-43 W, 312.258 feet to a curve;

THENCE in a westerly direction following a curve to the left having a radius of 81.22 feet, a delta angle of 56 degrees 24 minutes 51 seconds, an arc length of 79.97 feet (chord bearing = N 57-16-30 W, 76.779 feet);

THENCE N 86-26-40 W, 404.563 feet, continuing along the southwesterly right-of-way line for CR 317 to a curve;

THENCE in a northwesterly direction following a curve to the right having a radius of 181.721 feet, a delta angle of 63 degrees 44 minutes 11 seconds, an arc length of 202.148 feet (chord bearing = N 50-36-27 W, 191.885 feet);

THENCE N 18-8-17 W, 48.901 feet to a curve;

THENCE in a northerly direction following a curve to the right having a radius of 516.402 feet, a delta angle of 15 degrees 55 minutes 0 seconds, an arc length of 143.456 feet (chord bearing = N 9-3-30 W, 142.995 feet);

THENCE traversing northerly along the western right-of-way line for CR 317, to follow:

N 2-16-5 W, 101.079 feet;

N 2-8-52 W, 60.042 feet;

N 1-59-52 W, 21.513 feet;

N 1-49-28 W, 180.591 feet;

N 4-5-3 E, 14.036 feet;

N 3-6-16 E, 147.717 feet;

N 0-0-0 E, 3.5 feet;

N 7-39-13 E, 49.744 feet;

N 3-32-6 E, 29.75 feet;

N 3-33-7 E, 1.107 feet to a corner;

THENCE N 90-0-0 E, 3.496 feet;

THENCE S 87-55-30 E, 31.5 feet;

THENCE S 0-31-10 W, 32 feet, following the eastern right-of-way line for CR 317;

S 18-35-20 W, 11.819 feet, continuing along the eastern right-of-way line for CR 317 to a curve;

THENCE in a southerly direction following a curve to the left having a radius of 300.00 feet, a delta angle of 11 degrees 0 minutes 0 seconds, an arc length of 57.596 feet (chord bearing = S 12-17-46 E, 57.507 feet);

THENCE S 0-14-9 E, 427.285 feet, continuing along the eastern right-of-way line for CR 317 to a curve;

THENCE in a southeasterly direction following a curve to the left having a radius of 325.00 feet, a delta angle of 68 degrees 47 minutes 49 seconds, an arc length of 390.238 feet (chord bearing = S 25-30-0 E, 367.214 feet);

THENCE S 88-0-0 E, 81.426 feet, along the northern right-of-way for CR 317;

THENCE S 86-0-17 E, 33.615 feet, continuing along the northern right-of-way for CR 317;

THENCE S 87-50-27 E, 306.727, feet continuing along the northern right-of-way for CR 317 to a curve;

THENCE in a southeasterly direction following a curve to the right having a radius of 109.073 feet, a delta angle of 59 degrees 52 minutes 7 seconds, an arc length of 113.971 feet (chord bearing = S 58-40-21 E, 108.856 feet);

THENCE traversing southerly along the eastern right-of-way line for CR 317, to follow:

S 15-0-0 E, 18.235 feet;

S 16-25-23 E, 44.242 feet;

S 10-22-55 E, 542.014 feet;  
N 88-58-43 W, 1.16 feet;  
S 7-5-8 E, 102.636 feet;  
S 10-44-47 E, 599.236 feet;  
S 10-6-22 E, 359.516 feet;  
S 10-45-53 E, 12.941 feet;  
S 9-41-0 E, 11.118 feet;  
S 8-40-43 E, 11.119 feet;  
S 7-41-1 E, 11.118 feet;  
S 6-40-47 E, 11.119 feet;  
S 5-41-0 E, 4.039 feet;  
S 9-38-12 E, 8.921 feet;  
S 2-19-2 E, 20.344 feet;  
S 3-44-22 E, 0.101 feet;  
S 2-40-50 E, 11.119 feet;  
S 1-41-0 E, 6.589 feet;  
S 1-40-52 E, 4.529 feet;  
S 0-40-59 E, 11.119 feet;  
S 0-19-10 W, 11.119 feet;  
S 1-18-56 W, 11.118 feet;  
S 3-29-15 W, 26.972 feet;  
S 3-25-0 W, 0.088 feet;  
S 2-21-46 W, 21.647 feet;  
S 1-21-49 W, 21.647 feet;  
S 0-8-17 E, 43.291 feet;  
S 1-38-14 E, 21.647 feet;  
S 2-38-21 E, 21.647 feet;  
S 3-38-15 E, 21.647 feet;  
S 4-38-13 E, 21.647 feet;  
S 5-38-23 E, 21.647 feet;  
S 6-44-1 E, 23.962 feet;  
S 8-42-21 E, 70.78 feet to the PLACE OF BEGINNING and CONTAINING approximately 4.2 acres of land.

Tract 23

Situated in the State of Texas, County of Collin, being part of the R.H. Locke Survey, Abstract No. 517, being part of a 50.5914 acre tract as recorded in Volume 4203, Page 2412 of the Collin County Land Records with said premises being more particularly described as follows:

**BEGINNING** at a 1-inch iron rod found in the south line of said 50.5914 acre tract marking the northeast corner of a 16.349 acre tract as recorded under County Clerk No. 96-0100666 of the Collin County Land Records, the northwest corner of a 23.95 acre tract as recorded in Volume 4230, Page 499 of the Collin County Land Records and being the most southerly southwest corner of the herein described premises;

**THENCE** with the southwest line of said premises, North 37°56'13" West, 617.45 feet to a ½-inch iron rod set for corner;

**THENCE** with a south line of said premises, South 89°21'10" West, 637.02 feet to a ½-inch iron rod set in the west margin of County Road 317, said corner being in the west line of said 50.5914 acre tract and the east line of a 13.00 acre tract as recorded under County Clerk No. 93-0099200 of the Collin County Land Records;

**THENCE** along the westerly margin of County Road 317, the west line of said 50.5914 acre tract and the east of said 13.00 acre tract, North 12°08'36" West, 100.00 feet a ½-inch iron rod found marking the most westerly northwest corner of said 50.5914 acre tract and the southwest corner of a 10.5969 acre tract as recorded in Volume 3577, Page 201 of the Collin County Land Records;

**THENCE** departing said roadway and along a north line of said premises, a north line of said 50.5914 acre tract and the south line of said 10.5969 acre tract, North 89°38'50" East, 637.02 feet to a 1-inch iron rod found marking an interior corner of said 50.5914 acre tract and the southeast corner of said 10.5969 acre tract;

THENCE with a west line of said 50.5914 acre tract and the east line of said 10.5969 acre tract, North 00°55'41" East, 657.64 feet to a 1-inch iron rod found marking the most northerly northwest corner of said 50.5914 acre tract, the northeast corner of said 10.5969 acre tract and being in the south line of a 75.6 acre tract as recorded in Volume 5184, Page 4579 of the Collin County Land Records;

THENCE with the most northerly north line of said 50.5914 acre tract and the south line of said 75.6 acre tract, North 88°06'45" East, 1470.60 feet to a ½-inch iron rod found marking the northeast corner of said 50.5914 acre tract and the northwest corner of a 73.5 acre tract as recorded in Volume 251, Page 276 of the Collin County Land Records;

THENCE with the east line of said 50.5914 acre tract and the west line of said 73.5 acre tract, South 00°27'13" East, 1275.18 feet to a 5/8-inch iron rod found marking the southeast corner of said 50.5914 acre tract and the northeast corner of the aforementioned 23.95 acre tract;

THENCE with the south line of said 50.5914 acre tract and the north line of said 23.95 acre tract, South 89°21'10" West, 1090.01 feet to the point of beginning and containing 41.87 acres of land.

#### Tract 24

Situated in the State of Texas, County of Collin, being part of the R.H. Locke Survey, Abstract No. 517, being part of a 50.5914 acre tract as recorded in Volume 4203, Page 2412 of the Collin County Land Records, being all of a 16.349 acre tract as recorded under County Clerk No. 96-0100666 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1-inch iron rod found in the south line of said 50.5914 acre tract marking the northeast corner of a 16.349 acre tract as recorded under County Clerk No. 96-0100666 of the Collin County Land Records, the northwest corner of a 23.95 acre tract as recorded in Volume 4230, Page 499 of the Collin County Land Records and being the most easterly northeast corner of the herein described premises;

THENCE with the east line of said premises, the east line of said 16.349 acre tract and the west line of said 23.95 acre tract, South 00°29'51" East, 854.21 feet to the southeast corner of said 16.349 acre tract, the southeast corner of the herein described premises and an interior corner of said 23.95 acre tract;

THENCE with the south line of said 16.349 acre tract, said premises and a north line of said 23.95 acre tract, South 89°21'10" West, 785.27 feet to a point in the west margin of County Road 317 marking the southwest corner of said 16.349 acre tract, said premises, the most westerly northwest corner of said 23.95 acre tract and being in the east line of a 0.79 acre tract as recorded under County Clerk No. 97-0053010 of the Collin County Land Records;

THENCE along the westerly margin of County Road 317, the west line of said 16.349 acre tract, the east line of said 0.79 acre tract, the east line of a 0.722 acre tract as recorded under County Clerk No. 97-0051010 of the Collin County Land Records, the east line of a 1.00 acre tract as recorded under County Clerk No. 92-0003102 of the Collin County Land Records, the east line of a 1.00 acre tract as recorded under County Clerk No. 97-0042475 of the Collin County Land Records, the east line of a 18.869 acre tract as recorded in Volume 2952, Page 931 of the Collin County Land Records, the east of a 13.00 acre tract as recorded under County Clerk No. 93-0099200 of the Collin County Land Records, the west line of said 16.349 acre tract and the west line of said 50.5914 acre tract as follows: North 04°16'45" West, 358.37 feet, North 12°08'36" West, passing at 506.72 feet a ½-inch iron rod found marking the northwest corner of said 16.349 acre tract and the southwest corner of said 50.5914 acre tract and continuing for a total distance of 1008.01 feet to a ½-inch iron rod set marking the northwest corner of said premises;

THENCE departing said roadway and along the north line of said premises, North 89°21'10" East, 637.02 feet to a ½-inch iron rod set marking the northeast corner of said premises;

THENCE with the northeast line of said premises, South 37°56'13" East, 617.45 feet to the point of beginning and containing 25.08 acres of land.



Tract 25

BEGINNING at the NW corner of a 93 acre tract of land in the Calvin Boles survey conveyed by J. C. Hardin and wife to W. B. Newsome, by deed dated Feb. 11th 1893 and recorded in Vol. 58, page 226, Collin County Deed Records, a stake in the N.B. line of the Calvin Boles survey; Thence - South with the West line of said tract 14.33 chains to the middle of a public road; Thence - East with said road 7.00 chains a stake; Thence - South 34 deg. East with the middle of said road, 12.88 chains, a stake; Thence - North with the East line of said 93 acre tract of land 23.66 chains to the N.E. corner thereof, a stake in the N.B. line of the Calvin Boles survey and the S.B. line of the R.H. Locke survey; Thence - South 88-3/4 deg. East with fence 15.09 chains to the S.W. corner of a 116.25 acre tract surveyed for Mrs. Ella Wooten; Thence - North 33.78 chains to the N.W. corner of said 116.25 acre tract, a stake in the N line of a 97 acre tract of land conveyed by Maria Rhine, by Atty. to W. B. Newsome of the 11th day of October 1893; Thence - West 21.93 chains to the NW corner of a 36.60 acre tract conveyed by Maria Rhine, by Atty. to W. B. Newsome by deed dated Feb. 28th 1893 and recorded in Vol. 57, page 167 of the Collin County Deed Records; Thence - South 33.24 chains to the SW corner of said 36.60 acre tract; Thence - West 8.70 chains to the place of beginning, containing 100 acres of land and being the same tract of land conveyed to Ora Gilbert (Bopeep) Wilson by J. J. Wilson and Emma Wilson, husband and wife, by Deed dated Oct. 18th, 1928 and recorded in Vol. 271, page 564 Collin County Deed Records to which reference is hereby made.

Tract 26

A tract of land situated in the R. H. Locke Survey, Abstract No. 517 in Collin County, Texas, and being a survey of the tract of land that was conveyed to Elza R. Tanner and James N. Niemeyer in deed recorded in Volume 745, page 267 of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds to-wit:

BEGINNING at the southwest corner of said tract, same being the southwest corner of the Locke Survey;

THENCE NORTH 0 deg 24 min 42 sec West with the West line of the R. H. Locke Survey, 1027.05 feet to an iron pin set at the base of a corner post;

THENCE NORTH 88 deg 49 min East with the North line of said tract at 462.7 feet a corner post then continuing to 852 feet to an iron pin set in the west line of County Road 317;

THENCE SOUTH 10 deg East with said West line 612.4 feet to an iron pin set;

THENCE NORTH 88 deg 51 min West with the North line of a 2 acre tract 330 feet to an iron pin set;

THENCE SOUTH 4 deg West with the West line of a 2 acre and 1.5 acre tract 462 feet to an iron pin set in the south line of the R. H. Locke Survey;

THENCE NORTH 88 deg 53 min West with said South line 653.2 feet to the place of beginning

CONTAINING 18.869 acres.

Tract 27

Being a 2.00 acre tract of land situated in the R.H. Locke Survey, Abstract Number 517, Collin County, Texas, being a portion of that certain called 20 acre tract of land described in a deed to Cecil O. Martin, as recorded in Volume 309, Page 130, Deed Records of Collin County, Texas, (D.R.C.C.T.), being all of that certain tract of land conveyed in a deed to Sacred Treasure Throva Administration, as recorded in Instrument Number 20110713000723190, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), with a description given in Volume 5686, Page 1022, (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southeast corner of the herein described tract of land, being the northeast corner of a tract of land described in a deed to Gregory A. Smith, as recorded in Instrument Number 20120305000257170, (O.P.R.C.C.T.), and being in the west right-of-way line line of County Road 317, from which a 1/2" iron rod found for the southeast corner of said Smith tract bears S 03° 27' 00" E, 202.00 feet;

THENCE WEST, (bearing basis), along and with the south line of the herein described tract of land and the north line of said Smith tract, a distance of 330.00 feet to a 1/2" iron rod set for the southwest corner of the herein described tract of land and the northwest corner of said Smith tract, and being in the most westerly east line of a tract of land conveyed to Robert V. Lange and Richard Lange and Cheryl Lange, as described in a deed of trust recorded in Volume 2952, Page 934, (D.R.C.C.T.), from which a 1/2" iron rod found for the southwest corner of said Smith tract bears S 03° 31' 38" E, 198.00 feet;

THENCE NORTH, along and with the common line of the herein described tract of land and said Lange tract, a distance of 264.00 feet to a 1/2" iron rod set for the northwest corner of the herein described tract of land, and being an interior corner of said Lange tract;

THENCE EAST, along and with the common line of the herein described tract of land and said Lange tract, a distance of 330.00 feet to a PK Nail found in said County Road 317, and being the northeast corner of the herein described tract of land;

THENCE SOUTH, along and with the west right-of-way line line of County Road 317, a distance of 264.00 feet to the POINT OF BEGINNING, and containing 2.00 acres, (87,120 square feet), of land.

Tract 28

SITUATED in COLLIN County, Texas, and being a part of the R.H. LOCKE SURVEY, ABSTRACT NO. 517 and being a resurvey of all of a 1.5 acre tract as described in deed from Tom W. Newsom to P.B. Evans dated November 2, 1936 recorded in Volume 309, Page 321 of the COLLIN County Deed Records and being the same property described in Deed recorded in County Clerk's File No. 97-0053010, of the Deed Records of COLLIN County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for a corner in the South line of said Locke Survey and in the West line of County Road 317 same being the Northeast corner of a 1.0 acre tract recorded in Volume 2588, Page 759, of Deed records of COLLIN County, Texas;

THENCE North 4 degrees 22 minutes West 202.00 feet along the West line of the said road to a 1/2 inch iron rod found for a corner at the Southeast corner of a 1.0 acre tract recorded in County Clerk's File No. 92-0003102, of the Deed Records of COLLIN County, Texas;

THENCE South 89 degrees 05 minutes West 330.00 feet to a T-Post Found for the Northwest corner of this tract;

THENCE South 4 degrees 26 minutes 38 seconds East 198.00 feet to a ½ inch iron rod found for a corner in the South line of said Locke Survey;

THENCE North 89 degrees 47 minutes East 330.00 feet along the South line of said Locke Survey to the PLACE OF BEGINNING AND CONTAINING 1.511 acres of land, more or less.

**Tract 29**

Being a part of the Polly Ann Boone Survey, Abs. No. 1048, situated in Collin County, Texas, BEGINNING at a stake in the north boundary line of the Polly Ann Boone Survey, in the middle of the Bonham and McKinney Road;

THENCE South 3 degrees East 3.16 chains, a stake;

THENCE East 3.16 chains, a stake;

THENCE North 3 degrees West 3.16 chains;

THENCE West 3.16 chains to the place of beginning, containing one acre, more or less.

**Tract 30**

BEING situated in the State of Texas, County of Collin, being part of the R. H. LOCKE Survey, Abs. No. 0517, being part of a 90.9833 acre tract as recorded in Volume 3577, Page 198, of the Collin County Deed Records and being more particularly described as follows:

BEGINNING at a 1 inch iron rod found for corner making the Southwest corner of said 90.9833 acre tract, said corner being in the West margin of County Road No. 317 and being the Southeast corner of a 0.79 acre tract as recorded under County Clerk No. 92-0024853 of the Deed Records of Collin County, Texas;

THENCE with the West margin of County Road No. 317 and the East line of said 0.79 acre tract, North 04 degrees 12 minutes 57 seconds West, 60.07 feet to a ½ inch iron rod found for corner marking the most Westerly Northwest corner of said premises;

THENCE departing the West margin of County Road No. 317 and with a North line of said premises, North 89 degrees 21 minutes 10 seconds East, 785.84 feet to a 1 inch iron rod found for corner marking an ell corner of said premises;

THENCE with the West line of said premises, North 00 degrees 29 minutes 51 seconds West 854.21 feet to a 5/8 inch iron rod for corner marking the most Northerly Northwest corner of said premises;

THENCE with a North line of said premises, North 89 degrees 22 minutes 12 seconds East, 1090.02 feet to a 5/8 inch iron rod found for corner marking the Northeast corner of said premises, said corner being in the North-South wire fence;

THENCE along said North-South fence with the East line of said premises South 00 degrees 29 minutes 55 seconds East, 916.18 feet to a fence corner port marking the Southeast corner of said premises;

THENCE along a wire fence and the South line of said premises, South 89 degrees 25 minutes 28 seconds West, 1871.98 feet to the PLACE OF BEGINNING AND CONTAINING 24.0 acres of land.

Tract 31

SITUATED in Collin County, Texas, a part of the Calvin Boles Survey, Abstract No. 28, and being a part of a 38.30 acre tract as described in a deed from Tom W. Newsome to P. B. Evans, dated January 11, 1937, and recorded in Volume 309, Page 321 of the Deed Records of Collin County, Texas, and being described more particularly as follows:

BEGINNING at a point for corner in the north line of the said 38.30 acre tract, at its intersection with the centerline of a public road;

THENCE in an easterly direction with the north line of the said 38.30 acre tract and along an established fence line as follows: N 89° 53' 59" E, 686.97 feet and S 89° 49' 23" E, 344.71 feet to a point for corner therein, said corner bears N 89° 17' W, 255.28 feet from the northeast corner of the said 38.30 acre tract;

THENCE S 28° 26' 50" W, 261.14 feet to a point for corner;

THENCE S 89° 53' 59" W, 855.15 feet to a point for corner in the centerline of said public road;

THENCE with the centerline of said road as follows: N 12° 39' 30" W, 129.78 feet and N 12° 47' 28" W, 107.00 feet to the place of beginning and containing 5.00 acres of land.

Tract 32

Being approximately 3.55 acres of land in the Calvin Boles Survey, Abs. 0028, all in McKinney, Collin County, Texas and also being the right-of-way for a portion of CR 317 and being more particularly described by metes and bounds as follows;

BEGINNING at the Southwest corner of an approximately 93 acre tract of land recorded in Volume 1234 Page 398, Deed Records, Collin County, Texas;

THENCE S 43-49-17 W, 26.913 feet to the centerline of public right-of-way for CR 317;

THENCE S 42-9-12 W, 26.397 feet to the southern right-of-way line for CR 317;

THENCE traversing northwesterly along the southern right-of-way line for CR 317, to follow:

N 41-9-5 W, 102.782 feet;

N 46-34-40 E, 17.118 feet;

N 42-15-37 W, 392.3 feet;

S 31-16-58 W, 19.294 feet;

N 40-32-39 W, 252.758 feet;

N 54-36-19 W, 62.061 feet;

N 75-57-49 W, 60.381 feet;

N 88-8-12 W, 210.668 feet;

N 1-48-51 E, 16.248 feet;

N 86-41-1 W, 51.245 feet;

N 86-41-1 W, 122.137 feet;

S 1-40-23 W, 29.114 feet;

N 87-32-8 W, 543.599 feet;

N 87-15-33 W, 428.681 feet;

N 86-39-14 W, 45.245 feet to a curve;

THENCE in a northwesterly direction following a curve to the right having a radius of 92.479 feet, a delta angle of 46 degrees 46 minutes 18 seconds, an arc length of 75.492 feet (chord bearing = N 57-49-4 W, 73.414 feet);

THENCE traversing northerly along the western right-of-way line for CR 317, to follow:

N 29-44-27 W, 5.566 feet;

N 15-0-44 W, 10.095 feet;

N 15-0-38 W, 14.895 feet;

N 15-0-39 W, 329.708 feet;

N 12-1-16 W, 480.561 feet to a corner, being the southwest corner of a 1.00 acre tract of land recorded in Volume 5071 Book 3433, also being the western right-of-way line for CR 317;

THENCE N 83-19-0 E, 54.483 feet to the eastern right-of-way line for CR 317;

THENCE traversing southeasterly along the eastern right-of-way line for CR 317, to follow:

S 8-36-8 E, 16.801 feet;

S 9-43-38 E, 38.785 feet;

S 7-58-57 E, 70.36 feet;

S 11-51-35 E, 657.486 feet;

S 35-30-41 E, 18.981 feet;

S 46-33-40 E, 16.871 feet;

S 59-5-55 E, 21.698 feet;

S 71-29-17 E, 20.737 feet;

S 88-8-48 E, 441.299 feet;

S 88-4-21 E, 104.059 feet;

S 88-14-50 E, 457.714 feet;

S 87-19-56 E, 119.615 feet;

S 87-19-56 E, 299.339 feet to a curve;

THENCE in a southeasterly direction following a curve to the right having a radius of 124.559 feet, a delta angle of 41 degrees 20 minutes 40 seconds, an arc length of 89.881 feet (chord bearing = S 67-47-47 E, 87.944 feet);

THENCE S 42-1-50 E, 205.217 feet;

S 42-1-50 E, 578.103 feet to the PLACE OF BEGINNING and CONTAINING approximately 3.55 acres of land.

### **Tract 33**

Being approximately 4.27 acres of land in the R. H. Locke, Abs. 0517, all in McKinney, Collin County, Texas and also being the right-of-way for a portion of FM 546 and being more particularly described by metes and bounds as follows;

BEGINNING at the Southeast corner of an approximately 1.0 acre tract of land recorded by Instrument 20120531000638950, Deed Records, Collin County, Texas;

THENCE in a northwesterly direction following a curve to the right having a radius of 452.465 feet, a delta angle of 46 degrees 17 minutes 32 seconds, an arc length of 365.57 feet (chord bearing = N 59-40-39 W, 355.707 feet) along the southwestern right-of-way line of FM 546;

THENCE traversing northwesterly along the western right-of-way line of FM 546, to follow:

N 26-15-36 W, 57.7;

N 21-54-47 W, 149.995;

N 17-18-0 W, 176.933;

N 20-50-4 W, 133.947;

N 17-45-49 W, 629.435;

N 25-20-46 W, 99.985;

N 25-20-16 W, 0.873;

N 28-36-38 W, 60.11;

N 41-45-37 W, 60.025;

N 51-45-58 W, 67.181;

N 50-11-42 W, 62.447;

N 58-19-28 W, 88.313;

N 48-48-50 W, 67.995;

N 36-31-42 W, 53.731;

N 19-39-17 W, 47.544;

N 16-41-57 W, 50.086;

N 5-52-33 W, 70.618;

N 0-38-8 W, 155.595;

N 0-38-8 W, 25.405 to a corner;

THENCE S 87-50-25 E, 80.923 to the eastern right-of-way line of FM 546;

THENCE S 0-29-20 W, 79.75 along the eastern right-of-way line of FM 546;  
 THENCE S 0-14-38 W, 85.179 to a curve;  
 THENCE in a southeasterly direction following a curve to the left having a radius of 293.012 feet, a delta angle of 45 degrees 14 minutes 5 seconds, an arc length of 231.331 feet (chord bearing = S 23-42-40 E, 225.37 feet);  
 THENCE S 51-39-31 E, 48.901;  
 THENCE S 55-41-13 E, 80.578;  
 THENCE S 49-32-53 E, 62.13;  
 THENCE in a southeasterly direction following a curve to the right having a radius of 484.089 feet, a delta angle of 23 degrees 6 minutes 50 seconds, an arc length of 195.288 feet (chord bearing = S 38-13-18 E, 193.288 feet);  
 THENCE S 25-0-16 E, 42.749;  
 THENCE S 19-39-3 E, 149.137;  
 THENCE S 19-54-56 E, 185.566;  
 THENCE S 19-55-55 E, 374.411;  
 THENCE S 6-14-45 E, 9.886;  
 THENCE S 18-47-18 E, 314.641;  
 THENCE S 18-45-45 E, 107.645;  
 THENCE in a southeasterly direction following a curve to the left having a radius of 169.758 feet, a delta angle of 21 degrees 29 minutes 50 seconds, an arc length of 63.9693 feet (chord bearing = S 30-14-10 E, 63.32 feet);  
 THENCE S 24-51-22 E, 16.053;  
 THENCE in a southeasterly direction following a curve to the left having a radius of 239.427 feet, a delta angle of 31 degrees 13 minutes 6 seconds, an arc length of 130.455 feet (chord bearing = S 50-47-33 E, 128.847 feet);  
 THENCE S 70-33-41 E, 31.577;  
 THENCE S 79-7-59 E, 30.736;  
 THENCE S 80-42-52 E, 50.196;  
 THENCE S 3-24-30 E, 79.56 to the PLACE OF BEGINNING and CONTAINING approximately 4.27 acres of land.

**Tract 34**

First Tract

of the County of **Collin**, State of **Texas** all that certain lot, tract or parcel of land situated in Collin County, Texas, in the R. H. Locke Survey, Abstract No. 517, and being 2.70 acres out of the Northwest corner of 39.38 acres described in deed from Edd Honea, et ux, to Roy J. Wilson, dated April 12, 1941, and recorded in Volume 332, page 103, of the Collin County Deed Records.  
 Beginning at a stake at the Northwest corner of the said 39.38 acre tract. Thence South 88 deg. 45 min. East 460.5 feet to a stake in the North line of the said 39.38 acre tract. Thence 14 deg. 15 min. East 100 feet to a stake in the North line of the Stinson Phillips 1.00 acre tract. Thence North 89 deg. 15 min. West 89 feet to a post at the Northwest corner of the said Stinson Phillips 1.00 acre tract. Thence South 20 deg. 43 min. East 175 feet to a stake at the Southwest corner of the said Stinson Phillips 1.00 acre tract. Thence South 88 deg. 45 min. West 456 feet to a stake in the West line of the said 39.38 acre tract. Thence North 00 deg. 30 min. West 275 feet to the place of beginning containing 2.70 acres of land.

Second Tract

lot, tract or parcel of land situated in Collin County, Texas, in the R. H. Locke Survey, and being a part of 39.38 acres of land described in a deed from Edd Honea, et ux, to Roy J. Wilson, recorded in Vol. 332, Page 103 of the Deed Records of Collin County, Texas.  
 BEGINNING at a stake in the West right of way of Farm to Market Road No. 546, which beginning point is South 20° 43' East, 100 feet from the intersection of the West right of way line of said Farm to Market Road and the North line of said 39.3° acres, and which is also the Southeast corner of a tract of land described in a deed from Buck Weldon Wilson, et ux, to Roy J. Wilson, Sr., dated June 14, 1958, and recorded in Vol. 541. Page 138. Deed Records of Collin County, Texas.

THENCE West along the South line of said tract, 250 feet to a stake therein for corner;

THENCE South 20 degrees 43 minutes East parallel to the West right-of-way line of Farm to Market Road No. 546, 175 feet to a stake for corner;

THENCE East 250 feet to a stake in the West right-of-way line of Farm to Market Road No. 546 for a corner;

THENCE North 20 degrees 43 minutes West along said West right of way line, 175 feet to the PLACE OF BEGINNING and CONTAINING approximately 1.00 acres of land.

**Tract 35**

**Being a tract of land situated in the R. H. Locke Survey, Abstract No. 517 conveyed to Barbara Waller as recorded in Volume 1260, Page 656 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:**

**BEGINNING at a 2 inch bolt found for corner in the southwest right of way line of F.M. 546, being the southeast corner of said Waller tract and being the easternmost northeast corner of a tract of land conveyed to Stinson Phillips as recorded in Volume 713, Page 259 of the Deed Records of Collin County, Texas;**

**THENCE North 88 degrees 35 minutes 03 seconds West, a distance of 161.50 feet to a 1/2 inch yellow-capped iron rod set for corner;**

**THENCE North 19 degrees 25 minutes 13 seconds West a distance of 100.44 feet to a 1/2-inch yellow-capped iron rod set for corner, said point being the northernmost northeast corner of said Phillips tract and being in a south line of a tract of land conveyed to Lowrey Crossing Limited Partnership as recorded in Volume 5390, Page 69 of the Deed records of Collin County, Texas;**

**THENCE South 88 degrees 11 minutes 25 seconds East, a distance of 161.50 feet to a 1/2 inch yellow-capped iron rod set for corner in the said southwest right of way line of F.M. 546;**

**THENCE South 19 degrees 39 minutes 00 seconds East, a distance of 99.40 feet to the Place of Beginning and containing 15,050 square feet or 0.345 of an acre of land, more or less;**

**Tract 36**

**BEING a description of a 0.553 acre parcel of land situated in the R. H. Locke, Survey, Abstract No. 517, City of McKinney, Collin County, Texas, said tract being the tract of land that was conveyed to Michael Kelly in deed recorded in Volume 5126, Page 1724 of the Real Property Records of Collin County, Texas, said tract parcel being more particularly described as follows:**

**BEGINNING at a pipe found at the Northeast corner of said tract and being in the Southwest line of FM 546;**

**THENCE South 20 degrees 05 minutes 29 seconds East (South 20 degrees 26 minutes East, deed) with the said Southwest line for a distance of 148.62 (149, deed) feet to a concrete highway right-of-way monument found,**

**THENCE South 82 degrees 19 minutes 49 seconds West (South 82 degrees 06 minutes 46 seconds West, deed), for a distance of 170.71 (170.38, deed) feet to a steel rod found;**

**THENCE North 08 degrees 44 minutes 13 seconds West (North 09 degrees 39 minutes 07 seconds West, deed), for a distance of 165.31 (165.51 deed) feet to a steel rod found,**

**THENCE South 89 degrees 35 minutes 18 seconds East (South 89 degrees 56 minutes East, deed), for a distance of 143.24 (144.5 deed) feet to the POINT OF BEGINNING,**

**CONTAINING. 24,077 square feet or 0.553 acres of land, more or less.**

### **Tract 37**

A tract of land situated within the R. H. Locke Survey, Abs. No. 0517 Collin County, Texas and being the same tract of land as conveyed to Clarron Berryman and wife, Patsy J. Berryman by deed filed for record in Volume 771 at Page 344 of the Deed Records of Collin County, Texas and also being more particularly described by the metes and bounds as follows:

Beginning at a concrete right-of-way marker found on the South right-of-way line of FM Road 546 for a common corner of the tract of land herein described and a tract of land conveyed to A. M. Gross by deed filed for a record in Volume 5205 at Page 1116 of the Deed Records of Collin County, Texas;

Thence N 88 degrees 10 minutes 0 seconds W, along the common boundary line of the tract of land herein described and for aforementioned Gross tract, 519.84 feet to a ½" rebar found for the common South corner of the tract of land herein described and a tract of land conveyed to D. N. Mitchell, et ux, by a deed filed for record at County Clerk's instrument Number 92-0083523 of the Deed Records of Collin County;

Thence N 1 degree 16 minutes 27 seconds E, along the common boundary line of the tract of land herein described and the aforementioned Mitchell tract, 105.01 feet to a ½" rebar found for their common corner;

Thence N 74 degrees 58 minutes 44 seconds E, continuing along the common boundary line of the tract of land herein described and the aforementioned Mitchell tract, 221.36 feet to a ½" rebar in concrete found for their common East corner on the West right-of-way line of FM Road No. 546;

Thence Southeasterly, along the aforementioned right-of-way line and the arc of a curve to the left, having a radius of 359.88 feet, a central angle of 58 degrees 34 minutes 05 seconds and an arc length of 367.87 feet to the Point of Beginning.

Said tract of land containing 44,234 square feet or 1.016 acres, more or less.

# **END OF EXHIBIT B**