

LEGAL DESCRIPTION

BEING that parcel of land located in the City of McKinney, Collin County, Texas, a part of the Malachi Tucker Survey, Abstract Number 904, and a part of the HL Upshur Survey, Abstract Number 934, being a part of that called 38.48 acre tract of land described in deed to Felix Chen and YCK Collin Properties 38, LLC, recorded in Document Number 20110302000227520, Deed Records Collin County, Texas, and being a part of that called 346.256 acre tract of land described in deed to Felix Chen and YCK Collin Properties 346, LLC, recorded in Document Number 20110302000227540, Deed Records Collin County, Texas and being further described as follows:

COMMENCING at a one-half inch iron rod set in the east line of said 346.256 acre tract of land, said point being in the west line of Summit View Lake, Phase One, an addition to the City of McKinney recorded in Cabinet Q, Page 497, Map Records Collin County, Texas, and said point being in the south right-of-way line of Wilmeth Road (County Road 161, a variable width right-of-way);

THENCE South 00 degrees 39 minutes 28 seconds East, 2016.47 feet to a one-half inch iron rod set at the southwest corner of Summit View Lake, Phase Three, an addition to the City of McKinney recorded in Volume 2009, Page 156, Official Public Records Collin County, Texas and said point being in the north line of Summit View Lake, Phase Two, an addition to the City of McKinney recorded in Volume 2009, Page 158, Official Public Records Collin County, Texas;

THENCE North 74 degrees 13 minutes 55 seconds West, 105.84 feet to a one-half inch iron rod set at the northwest corner of said Summit View Lake, Phase Two, said point being the POINT OF BEGINNING of this tract of land;

THENCE South 02 degrees 29 minutes 29 seconds West, 740.26 feet to a one-half inch iron rod set at the southwest corner of said Summit View Lake, Phase Two and said point being the northwest corner of Waterside Addition, an addition to the City of McKinney recorded in Volume 2006, Page 707, Official Public Records Collin County, Texas;

THENCE South 01 degrees 09 minutes 28 seconds West, 731.66 feet along the west line of said Waterside Addition to a one-half inch iron rod set for corner;

THENCE South 00 degrees 15 minutes 45 seconds West, 44.01 feet to a one-half inch iron rod set at the southwest corner of said Waterside Addition;

THENCE North 84 degrees 41 minutes 26 seconds East, 85.36 feet along the south line of said Waterside Addition to a one-half inch iron rod set for corner;

THENCE South 06 degrees 49 minutes 56 seconds East, 14.65 feet along the south line of said Waterside Addition to a one-half inch iron rod set at the northwest corner of Baylor Medical Center at McKinney, an addition to the City of McKinney recorded in Volume 2011, Page 235, Official Public Records Collin County, Texas;

THENCE South 03 degrees 38 minutes 53 seconds East, 711.30 feet along the west line of said Baylor Medical Center at McKinney to a one-half inch iron rod found at the northeast corner of that tract of land described in deed to Robert & Virginia Lemke recorded in Volume 5388, Page 6460, Deed Records Collin County, Texas;

THENCE South 89 degrees 14 minutes 00 seconds West, 170.14 feet to a one-half inch iron rod found for the northwest corner of said Robert & Virginia Lemke tract of land;

THENCE along the west line of said Robert & Virginia Lemke tract of land as follows:
 South 07 degrees 54 minutes 19 seconds West, 179.56 feet to a one-half inch iron rod found for corner;
 South 54 degrees 03 minutes 17 seconds West, 86.25 feet to a one-half inch iron rod found for corner;
 South 03 degrees 21 minutes 58 seconds East, 283.53 feet to a one-half inch iron rod set for corner;

THENCE South 86 degrees 38 minutes 02 seconds West, 135.76 feet to a one-half inch iron rod set for corner;

THENCE North 79 degrees 49 minutes 29 seconds West, 95.79 feet to a one-half inch iron rod set for corner;

THENCE North 64 degrees 02 minutes 34 seconds West, 146.94 feet to a one-half inch iron rod set for corner;

THENCE North 81 degrees 57 minutes 20 seconds West, 346.38 feet to a one-half inch iron rod set for corner;

THENCE North 77 degrees 41 minutes 13 seconds West, 130.82 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 04 minutes 47 seconds West, 625.63 feet to a one-half inch iron rod set for corner;

THENCE North 77 degrees 45 minutes 59 seconds West, 116.82 feet to a one-half inch iron rod set for corner;

THENCE North 01 degrees 29 minutes 00 seconds East, 30.84 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 36 minutes 36 seconds West, 7.38 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 55 minutes 13 seconds West, 175.14 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 170.37 feet along a curve to the right having a central angle of 08 degrees 36 minutes 02 seconds, a radius of 1135.00 feet, a tangent of 85.35 feet, and whose chord bears North 03 degrees 22 minutes 49 seconds East, 170.21 feet to a one-half inch iron rod set for corner;

THENCE North 06 degrees 07 minutes 46 seconds East, 148.05 feet to a one-half inch iron rod set for corner;

THENCE North 11 degrees 24 minutes 49 seconds East, 93.00 feet to a one-half inch iron rod set for corner;

THENCE North 22 degrees 03 minutes 17 seconds East, 140.91 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 306.17 feet along a curve to the left having a central angle of 21 degrees 37 minutes 05 seconds, a radius of 1050.00 feet, a tangent of 200.47 feet, and whose chord bears North 03 degrees 13 minutes 48 seconds East, 393.83 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 33 minutes 32 seconds West, 97.61 feet to a one-half inch iron rod set for corner;

THENCE South 82 degrees 25 minutes 16 seconds West, 20.00 feet to a one-half inch iron rod set for corner;
 THENCE Northwesterly, 204.63 feet along a curve to the left having a central angle of 20 degrees 02 minutes 31 seconds, a radius of 585.00 feet, a tangent of 103.37 feet, and whose chord bears North 17 degrees 36 minutes 00 seconds West, 203.59 feet to a one-half inch iron rod set for corner;

THENCE North 62 degrees 22 minutes 45 seconds East, 3.82 feet to a one-half inch iron rod set for corner;

THENCE North 29 degrees 58 minutes 49 seconds West, 90.08 feet to a one-half inch iron rod set for corner;

THENCE South 62 degrees 22 minutes 45 seconds West, 2.33 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 171.22 feet along a curve to the left having a central angle of 05 degrees 20 minutes 46 seconds, a radius of 1835.00 feet, a tangent of 85.67 feet, and whose chord bears North 33 degrees 06 minutes 19 seconds West, 171.16 feet to a one-half inch iron rod set for corner;

THENCE North 35 degrees 46 minutes 41 seconds West, 97.08 feet to a one-half inch iron rod set for corner;

THENCE North 09 degrees 13 minutes 19 seconds East, 5.86 feet to a one-half inch iron rod set for corner;

THENCE North 54 degrees 13 minutes 19 seconds East, 101.64 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 159.38 feet along a curve to the left having a central angle of 15 degrees 36 minutes 35 seconds, a radius of 585.00 feet, a tangent of 80.19 feet, and whose chord bears North 46 degrees 25 minutes 01 seconds East, 158.89 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 279.16 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 79.54 feet along a curve to the left having a central angle of 91 degrees 08 minutes 46 seconds, a radius of 50.00 feet, a tangent of 51.01 feet, and whose chord bears North 38 degrees 36 minutes 43 seconds East, 71.41 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 730.37 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 128.19 feet to a one-half inch iron rod set for corner;

THENCE South 51 degrees 23 minutes 17 seconds East, 3.50 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 90.00 feet to a one-half inch iron rod set for corner;

THENCE North 51 degrees 23 minutes 17 seconds West, 3.50 feet to a one-half inch iron rod set for corner;

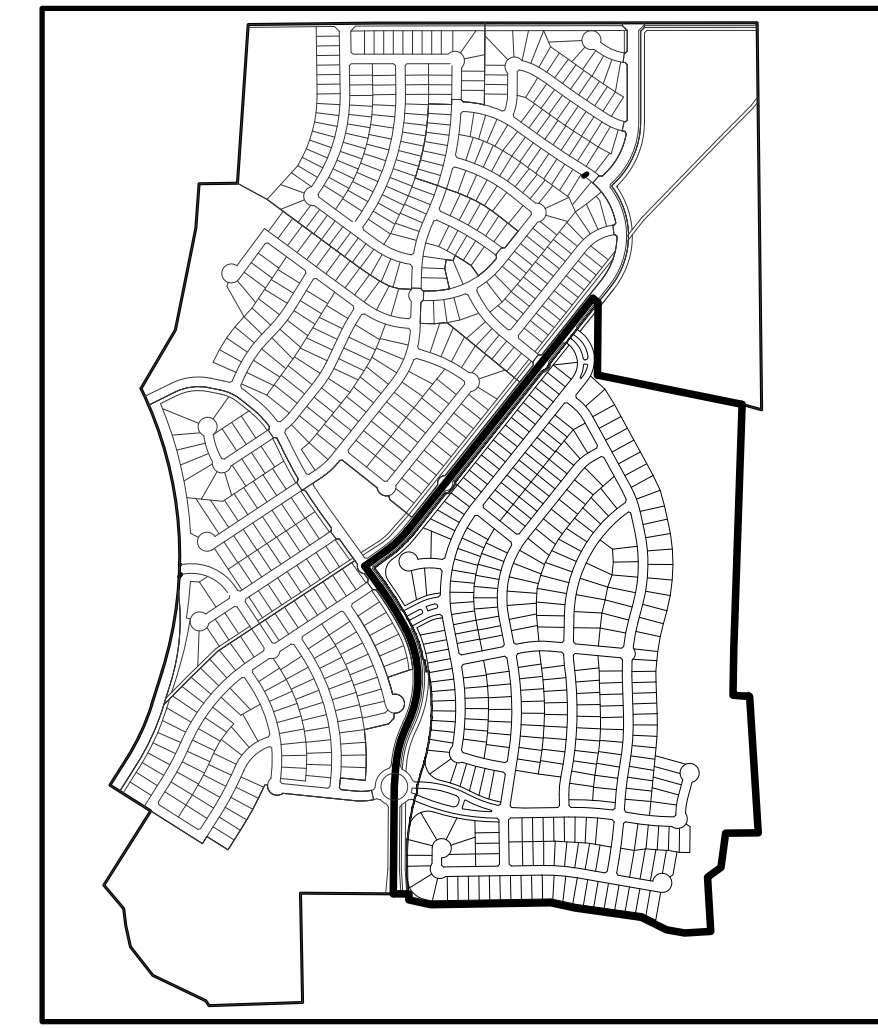
THENCE North 38 degrees 36 minutes 43 seconds East, 177.13 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 32 minutes 16 seconds West, 377.68 feet to a one-half inch iron rod set for corner;

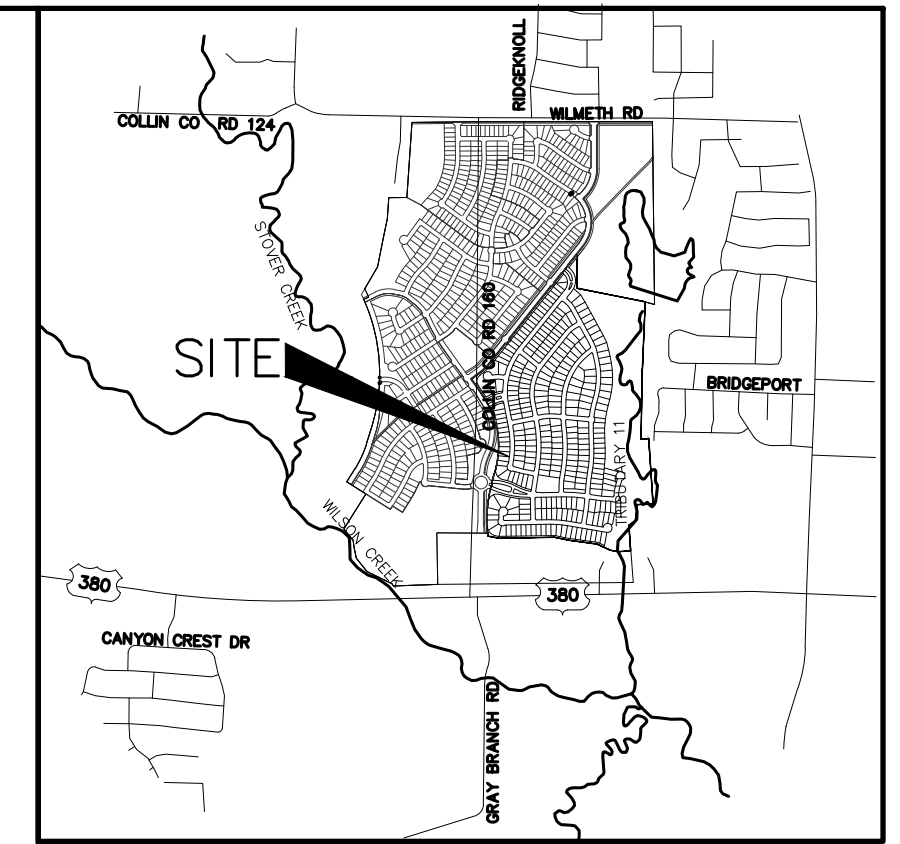
THENCE South 78 degrees 33 minutes 08 seconds East, 768.31 feet to the POINT OF BEGINNING and containing 4,460,785 square feet or 102.406 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from GPS observations using the City of McKinney geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)



KEY MAP



VICINITY MAP
N.T.S.



SUP - EXHIBIT A

AUBURN HILLS
 102.406 ACRES OUT OF
 THE MALACHI TUCKER SURVEY, ABSTRACT NO. 904
 AND THE
 HL UPSHER SURVEY, ABSTRACT NO. 934
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

AUBURN HILLS PARTNERS, L.P. OWNER
 5055 Keller Springs Road, Suite 545 (214)914-9809
 Addison, Texas 75001
 Contact: Fred Phillips

JBI PARTNERS, INC. SURVEYOR/ENGINEER
 16301 Quorum Drive, Suite 200 B (972) 248-7676
 Addison, Texas 75001
 TBPE No. F-438 TBPLS No. 10076000

SUBMITTED: MAY 11, 2015

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