

LEGAL DESCRIPTION
OVERALL TRACT
WILLIAM HUNT SURVEY, ABS 450. TRACT 24 + 49

BEING a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, all of two tracts conveyed to 380 North Retail/Mf Ltd, by special warranty deeds recorded in Instruments No. 202110114000090470 and No. 202000904001497270 of the Official Public Records of Collin County, Texas and being all of a called 20.7479 acres tract of land being more particularly described as follows;

BEGINNING at an aluminum disk stamped "TxDOT 614" found on the north right-of-way line of West University Drive (U.S. Highway 380) (a variable width right-of-way) for the southeast corner of a called 5.9440 acres tract of land described in Warranty Deed to H. R. Lewis recorded in Instrument No. 19911216000702600 of said Official Public Records;

THENCE departing along said north right-of-way line South 88°26'42" East, a distance of 187.53 feet to an aluminum disk stamped "TxDOT 618" found,

THENCE continuing along said north right-of-way line South 87°39'43" East, a distance of 163.04 feet to a 1/2" iron rod with red cap found;

THENCE continuing along said north right-of-way line, South 87°39'43" East, a distance of 519.72 feet to an aluminum disk stamped "TxDOT 624" found on said north right-of-way line for the southwest corner of a called 0.988 of an acre tract of land described in Special Warranty Deed with Vendor's Lien to Corner Acquisitions Fund, LLC recorded in Instrument No. 2017081600195310 of said Official Public Records and being a southeast corner of said 20.7479 acres tract;

THENCE continuing along the west line of said 0.988 of an acre tract, North 36°35'14" West, a distance of 155.46 feet to an iron rod found for the northwest corner of said 0.988 of an acre tract and being a southeast corner of said 20.7479 acres tract;

THENCE continuing along the north line of said 0.988 of an acre tract, South 87°43'35" East, a distance of 277.68 feet to a PK nail found on the west line of Lot 2R, Block A, Headington Heights Addition, an addition to the City of McKinney according to the minor replat recorded in Instrument No. 20141210010004140 of said Official Public Records and being a southeast corner of said 20.7479 acres tract;

THENCE continuing along the west line of said Lot 2R, North 00°51'28" East, a distance of 283.76 feet to an iron rod found for the northwest corner of said Lot 2R and Lot 3R, Block A Headington Heights Addition, an addition to the City of McKinney according to the amending plat recorded in Instrument No. 20150130010000410 of said Official Public Records;

THENCE continuing along the west line of said Lot 3R, North 00°51'06" East, a distance of 403.33 feet to a 1/2" iron rod with "RPLS 5439" cap found for the northwest corner of said Lot 3R and a southwest corner of the right-of-way line of Taft Lane (a variable width right-of-way);

THENCE continuing along the west line of right-of-way, North 07°36'57" West, a distance of 5.37 feet to a 1/2" iron rod with "RPLS 5190" cap found for a southwest corner of said right-of-way line and being the northeast corner of said 20.7479 acres tract;

THENCE continuing along the south line of right-of-way, North 88°31'38" West, a distance of 469.65 feet to an iron rod found for a southwest corner of said right-of-way line and a southeast corner of a called 1,102.1700 acres tract of land described in Special Warranty Deed to Jen Texas 22 LLC recorded in Instrument No. 202000904001497270 of said Official Public Records;

THENCE continuing along a south line of said 1,102.170 acres tract, South 88°31'38" East, a distance of 469.65 feet to a 1/2" iron rod with a red cap found;

THENCE continuing along the south line of said 1,102.1700 acres tract, North 88°22'08" West, a distance of 495.25 feet to 1/2" iron rod with "PBS&J" plastic cap found;

THENCE continuing along south line of said 1,102.1700 acres tract North 88°32'08" West, a distance of 165.01 feet to a 5/8" iron rod with "KHA" plastic cap found for the northeast corner of said 5.9440 acres tract and being the northwest corner of said 20.7479 acres tract;

THENCE continuing along east line of said 5.9440 acres tract South 00°50'02" West, a distance of 835.22 feet to **POINT OF BEGINNING** and containing 21.1441 gross acres or 921,035.0540 square feet of land.

SAVE AND EXCEPT

All of that called 0.40 of an acre cemetery tract of land described in document recorded in Volume 27, Page 418, Land Records, Collin County, Texas resulting in 20.7479 net acres or 903,778.5049 net square feet of land.

LEGAL DESCRIPTION
TRACT 1

BEING a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being part of two tracts conveyed to 380 North Retail/Mf Ltd, by special warranty deeds recorded in Instruments No. 202110114000090470 and No. 202000904001497270 of the Official Public Records of Collin County, Texas and being all of a called 13.0195 acres tract of land being more particularly described as follows;

BEGINNING at a point on the north right-of-way line of West University Drive (U.S. Highway 380) (a variable width right-of-way) South 87°39'43" East, a distance of 71.99 feet from an aluminum disk stamped "TxDOT 618" found in the said north right-of-way line;

THENCE continuing along said north right-of-way line South 87°39'43" East, a distance of 91.06 feet to a 1/2" iron rod with red cap found;

THENCE continuing along said north right-of-way line South 87°39'43" East, a distance of 48.99 feet;

THENCE continuing North 42°45'00" East, a distance of 41.08 feet;

THENCE continuing North 2°15'00" East, a distance of 326.00 feet;

THENCE continuing South 87°45'00" East, a distance of 767.91 feet to a point on the west line of Lot 2BR, Block A, Headington Heights Addition, an addition to the City of McKinney according to the minor replat recorded in Instrument No.20141210010004140 of said Official Public Records'

THENCE continuing along the west line of said Lot 2BR, North 00°51'28" East, a distance of 83.21 feet to an iron rod with cap found for the northwest corner of said Lot 2R and southwest corner of Lot 3R, Block A Headington Heights Addition, an addition to the City of McKinney according to the amending plat recorded in Instrument No. 20150130010000410 of said Official Public Records;

THENCE continuing along the west line of said Lot 3R, North 00°51'06" East, a distance of 403.33 feet to a 1/2" iron rod with "RPLS 5439" cap found for the northwest corner of said Lot 3R and a southwest corner of the right-of-way line of Taft Lane (a variable width right-of-way);

THENCE continuing along the west line of right-of-way, North 07°36'57" West, a distance of 5.37 feet to a 1/2" iron rod with "RPLS 5190" cap found for a southwest corner of said right-of-way line and being the northeast corner of said 20.7479 acres tract;

THENCE continuing along the south line of right-of-way, North 88°31'38" West, a distance of 469.65 feet to an iron rod found for a southwest corner of said right-of-way line and a southeast corner of a called 1,102.1700 acres tract of land described in Special Warranty Deed to Jen Texas 22 LLC recorded in Instrument No. 202000904001497270 of said Official Public Records;

THENCE continuing along a south line of said 1,102.170 acres tract, South 88°31'38" East, a distance of 469.65 feet to a 1/2" iron rod with a red cap found;

THENCE continuing along the south line of said 1,102.1700 acres tract, North 88°22'08" West, a distance of 495.25 feet to 1/2" iron rod with "PBS&J" plastic cap found;

THENCE continuing along south line of said 1,102.1700 acres tract North 88°32'08" West, a distance of 165.01 feet to a 5/8" iron rod with "KHA" plastic cap found for the northeast corner of said 5.9440 acres tract and being the northwest corner of said 20.7479 acres tract;

THENCE continuing along south line of said 1,102.1700 acres tract North 88°32'08" West, a distance of 165.01 feet to a 5/8" iron rod with "KHA" plastic cap found for the northeast corner of corner of a called 5.9440 acres tract of land described in Warranty Deed to H. R. Lewis recorded in Instrument No. 19911216000702600 of said Official Public Records and being the northwest corner of said 20.7479 acres tract;

THENCE continuing along east line of said 5.9440 acres tract South 00°50'02" West, a distance of 401.19 feet to a point on the east line of said 5.9440 acres tract;

THENCE continuing South 89°55'09" West, a distance of 98.93 feet to a point on the northwest corner of Buckner Cemetery;

THENCE continuing South 89°55'09" West, a distance of 132 feet to a point on the northeast corner of Buckner Cemetery;

THENCE continuing South 00°04'51" West, a distance of 85.71 feet to a point on the on the east line of of Buckner Cemetery;

THENCE continuing South 87°45'00" East, a distance of 166.21 feet;

THENCE continuing South 02°15'00" East, a distance of 324.88 feet;

THENCE continuing South 47°17'38" West, a distance of 42.39 feet to **POINT OF BEGINNING** and containing 13.0195 gross acres or 567,127.3338 square feet of land.

LEGAL DESCRIPTION
TRACT 2

BEING a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being part a tract conveyed to 380 North Retail/Mf Ltd, by special warranty deeds recorded in Instrument No. 202000904001497270 of the Official Public Records of Collin County, Texas and being a called 2.4205 acres tract of land being more particularly described as follows;

BEGINNING at an aluminum disk stamped "TxDOT 614" found in the north right-of-way line of West University Drive (U.S. Highway 380) (a variable width right-of-way) for the southeast corner of a called 5.9440 acres tract of land described in Warranty Deed to H. R. Lewis recorded in Instrument No. 19911216000702600 of said Official Public Records;

THENCE departing along said north right-of-way line South 88°26'42" East, a distance of 187.53 feet to an aluminum disk stamped "TxDOT 618" found,

THENCE continuing along said north right-of-way line South 87°39'43" East, a distance of 71.99 feet to a point on said north right-of-way line;

THENCE continuing North 47°17'38" East, a distance of 42.39 feet;

THENCE continuing North 02°15'00" East, a distance of 324.88 feet;

THENCE continuing North 87°45'00" East, a distance of 66.21 feet to a point on the east line of Buckner Cemetery;

THENCE continuing South 00°04'51" West, a distance of 46.29 feet to the southeast corner of Buckner Cemetery;

THENCE continuing North 89°55'09" West, a distance of 132.00 feet to the southwest corner of Buckner Cemetery;

THENCE continuing North 00°04'51" East, a distance of 132.00 feet to the northwest corner of Buckner Cemetery;

THENCE continuing North 89°55'09" West, a distance of 98.93 feet to a point on the

THENCE continuing along east line of said 5.9440 acres tract South 00°50'02" West, a distance of 434.04 feet to **POINT OF BEGINNING** and containing 2.4205 gross acres or 105,437.1315 square feet of land.

LEGAL DESCRIPTION
TRACT 3

BEING a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, all of two tracts conveyed to 380 North Retail/Mf Ltd, by special warranty deeds recorded in Instruments No. 202110114000090470 and No. 202000904001497270 of the Official Public Records of Collin County, Texas and being a called 5.3041 acres tract of land being more particularly described as follows;

BEGINNING at a point on the north right-of-way line of West University Drive (U.S. Highway 380) (a variable width right-of-way) South 87°39'43" East, a distance of 48.99 feet from a 1/2" iron rod with red cap found;

THENCE departing along said north right-of-way line, South 87°39'43" East, a distance of 470.49 feet to an aluminum disk stamped "TxDOT 624" found in said north right-of-way line for the southwest corner of a called 0.988 of an acre tract of land described in Special Warranty Deed with Vendor's Lien to Corner Acquisitions Fund, LLC recorded in Instrument No. 2017081600195310 of said Official Public Records;

THENCE continuing along the west line of said 0.988 of an acre tract, North 36°35'14" West, a distance of 155.46 feet to an iron rod found for the northwest corner of said 0.988 of an acre tract;

THENCE continuing along the north line of said 0.988 of an acre tract, South 87°43'35" East, a distance of 277.68 feet to a PK nail found on the west line of Lot 2R, Block A, Headington Heights Addition, an addition to the City of McKinney according to the minor replat recorded in Instrument No. 20141210010004140 of said Official Public Records;

THENCE continuing along the west line of said Lot 2R, North 00°51'28" East, a distance of 200.35 feet to a point on the west line of said Lot 2R'

THENCE continuing North 87°45'00" East, a distance of 767.91 feet;

THENCE continuing South 02°15'00" West, a distance of 326.00 feet;

THENCE continuing South 42°45'00" West, a distance of 41.08 feet to **POINT OF BEGINNING** and containing 5.3041 gross acres or 231,046.5887 square feet of land.