

LEGAL DESCRIPTION

BEING a parcel of land situated in the City of McKinney, Collin County, Texas, out of the Thomas J. McDonald Survey, Abstract No. 576, being part of that called 57.185 acre parcel of land described by that certain Special Warranty Deed with Vendor's Lien to CCC Partnership, L.P., as recorded by Volume 5071, Page 605, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "POWERS 5593TX" found for the intersection of the west right-of-way line of United States Highway No. 75 (US-75; a variable width public right-of-way) and the north right-of-way line of Justice Road (a 60 foot public right-of-way);

THENCE along said north right-of-way line as follows:

North 78 degrees 35 minutes 56 seconds West, a distance of 64.80 feet to a 1/25 inch iron rod with yellow plastic cap stamped "RPLS 5557" found for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 12 degrees 40 minutes 07 seconds, a radius of 530.00 feet, an arc length of 117.19 feet, having a chord bearing of North 84 degrees 55 minutes 59 seconds West, and a chord distance of 116.95 feet to a 5/8 inch iron rod in concrete set for the southeast corner of that called 17.759 acre parcel of land described by Special Warranty Deed with Vendor's Lien to Velocis Capstar Collin Square JV, LP, as recorded by County Clerk's File No. 20210630001329270, Official Public Records, Collin County, Texas;

THENCE departing said north right-of-way line and along the east and north lines of said 17.759 acre parcel as follows:

North 01 degrees 15 minutes 01 seconds West, a distance of 116.66 feet to a 5/8 inch iron rod with red plastic cap stamped "SCI" set for the beginning of a curve to the right;

Along said curve to the right, through a central angle of 12 degrees 33 minutes 15 seconds, a radius of 1003.00 feet, an arc length of 219.77 feet, having a chord bearing of North 05 degrees 01 minutes 36 seconds East, and a chord distance of 219.33 feet to a 5/8 inch iron rod with red plastic cap stamped "SCI" set;

North 11 degrees 18 minutes 13 seconds East, a distance of 633.80 feet to a 5/8 inch iron rod in concrete set for the northeast corner of said 17.759 acre parcel;

North 78 degrees 40 minutes 00 seconds West, a distance of 833.367 feet to a 1/2 inch iron rod with red plastic cap stamped "RPLS 4701" found for the northwest corner of said 17.759 acre parcel, same lying in the east line of Lot 1, Block 2, Collin County Justice Center, an addition to the City of McKinney, Collin County, Texas according to the Final Plat thereof recorded in Cabinet H, Page 225, Map Records, Collin County, Texas, from which a 5/8 inch iron rod found for the southeast corner of said Lot 1 bears South 00 degrees 34 minutes 35 seconds West, a distance of 284.04 feet;

THENCE along the east line of said Lot 1 as follows:

North 00 degrees 34 minutes 35 seconds East, a distance of 306.98 feet to a 1/2 inch iron rod found;

North 37 degrees 15 minutes 31 seconds East, a distance of 177.91 feet to a point from which a 5/8 inch iron rod found bears South 87 degrees 19 minutes 34 seconds West, a distance of 0.50 feet;

ZONING EXHIBIT
PART OF CALLED 57.185 ACRES
CCC PARTNERSHIP, LP.
(VOLUME 5071, PAGE 605, D.R.C.C.T.)
THOMAS J. McDONALD SURVEY, ABSTRACT NO. 576

Date: 9/14/2022

Project No. 1990220



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LEGAL DESCRIPTION

North 85 degrees 44 minutes 42 seconds East, a distance of 116.66 feet to a 5/8 inch iron rod with red plastic cap stamped "SCI" set for the west corner of that called 27,861 square foot parcel of land described by Right of Entry and Possession to Collin County, as recorded in Volume 6078, Page 2044, Deed Records, Collin County, Texas, same lying in the south right-of-way line of Bloomdale Road (a 130 foot public right-of-way) and in a curve to the left;

THENCE along said south right-of-way line as follows:

Along said curve to the left, through a central angle of 09 degrees 08 minutes 33 seconds, a radius of 2065.00 feet, an arc length of 329.51 feet, having a chord bearing of South 86 degrees 22 minutes 46 seconds East, and a chord distance of 329.16 feet to a 5/8 inch iron rod with red plastic cap stamped "SCI" set;

North 89 degrees 02 minutes 57 seconds East, a distance of 709.46 feet to a point for the intersection of said south right-of-way line and the west right-of-way line of said US-75, from which a 5/8 inch iron rod with red plastic cap stamped "SPARR SURVEY" bears North 81 degrees 03 minutes 25 seconds West, a distance of 2.32 feet;

THENCE along said west right-of-way line as follows:

South 42 degrees 03 minutes 21 seconds East, a distance of 46.65 feet to a point from which a 5/8 inch iron rod found bears South 11 degrees 03 minutes 34 seconds West, a distance of 6.75 feet;

South 06 degrees 34 minutes 31 seconds West, a distance of 296.56 feet to a point from which a 3.25 inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION--R.O.W. MONUMENT" found bears South 62 degrees 46 minutes 35 seconds West, a distance of 0.53 feet;

South 17 degrees 09 minutes 13 seconds West, a distance of 192.59 feet to a point from which a 3.25 inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION--R.O.W. MONUMENT" found bears South 86 degrees 47 minutes 17 seconds West, a distance of 1.02 feet;

South 15 degrees 10 minutes 24 seconds West, a distance of 200.04 feet to a 5/8 inch iron rod with red plastic cap stamped "SCI" set;

South 13 degrees 21 minutes 13 seconds West, a distance of 203.80 feet to a 3.25 inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION--R.O.W. MONUMENT" found;

South 11 degrees 30 minutes 42 seconds West, a distance of 204.33 feet to a point from which a 3.25 inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION--R.O.W. MONUMENT" found bears South 28 degrees 34 minutes 07 seconds West, a distance of 0.32 feet;

South 11 degrees 57 minutes 05 seconds West, a distance of 495.34 feet to the **POINT OF BEGINNING**, containing 1,011,953 square feet or 23.231 acres of land, more or less.

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