

FIELD NOTE DESCRIPTION  
ZONING TRACT

BEING a 142.042 acre tract of land situated in the Elias Alexander Survey, Abstract 18 and the John Driggers Survey, Abstract Number 274, in the City of McKinney, Collin County, Texas and part of a 52.163 acre tract of land conveyed to VCIM PARTNERS, L.P. according to the deed recorded in cc# 20060620000843310 of the Official Public Records, Collin County, Texas and being a portion of a 185.284 acre tract of land conveyed to McKinney Seven 185, L.P. according to the deed recorded in Volume 5911, Page 5174 of the Deed Records of Collin County, Texas and being part of Lot 4, Block A of the TPC at Craig Ranch, an addition to the City of McKinney according to the plat recorded in Cabinet P, Page 264 of the Plat Records of Collin County, Texas (PRCCT) and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod set for the northwest corner of said Lot 4 and being the northeast corner of said 185.284 acre tract of land and also being the northeast corner of said 52.163 acre tract of land and being located in the south line of Collin-McKinney Parkway (variable width);

THENCE departing the southerly right-of-way line of said Collin-McKinney Parkway and following the westerly line of said Lot 4, Block A SOUTH 00°52'05" EAST a distance of 334.04 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING of the herein described tract of land;

THENCE continuing westerly line of said Lot 4, SOUTH 00°52'05" EAST a distance of 161.51 feet to a 5/8 inch iron rod set for corner;

THENCE departing the west line of said Lot 4, SOUTH 58°33'51" EAST a distance of 180.99 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 50°23'35" EAST a distance of 76.88 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 24°12'38" EAST a distance of 37.63 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 39°52'24" EAST a distance of 78.15 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 29°43'14" EAST a distance of 41.84 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 52°11'35" EAST a distance of 66.55 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 45°02'28" EAST a distance of 91.30 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 40°31'58" EAST a distance of 56.43 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 33°34'19" WEST a distance of 59.98 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 38°11'05" EAST a distance of 107.43 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 12°30'55" EAST a distance of 53.57 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 35°05'42" EAST a distance of 171.00 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 23°30'31" WEST a distance of 165.42 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 73°50'59" WEST a distance of 104.23 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 74°52'36" WEST a distance of 134.88 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 74°15'18" WEST a distance of 60.08 feet to a 5/8 inch iron rod set in the west line of said Lot 4 and the east line of said 185.284 acre tract of land;

THENCE continuing with the west line of said Lot 4, SOUTH 23°13'47" EAST a distance of 766.78 feet to a 5/8 inch iron rod set for corner;

THENCE departing the west line of said Lot 4, SOUTH 38°42'05" WEST a distance of 846.78 feet to a 5/8 inch iron rod found for the northeast corner of McKinney Towne Crossing Addition according to the plat recorded in Cabinet 2006, Page 191 of the Plat Records of Collin County, Texas;

THENCE along the north line of said McKinney Towne Crossing Addition, SOUTH 88°59'05" WEST a distance of 1,320.00 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said north line, SOUTH 89°40'33" WEST a distance of 1,036.48 feet to an "x" in concrete set for the southeast corner of LOT 1, BLOCK A of QT914 ADDITION according to the plat recorded in Cabinet 2007, Page 325 (PRCCT);

THENCE departing said north line, NORTH 02°19'01" EAST a distance of 294.97 feet to a 5/8 inch iron rod set for the northeast corner of said OT914 Addition;

THENCE NORTH 88°58'22" EAST a distance of 13.36 feet to a 5/8 inch iron rod set for the southeast corner of WAVE WASH ADDITION according to the plat recorded in Cabinet 2007, Page 300 (PRCCT);

THENCE NORTH 02°11'50" EAST a distance of 261.84 to a 5/8 inch iron rod set for the northeast corner of WAVE WASH ADDITION according to the plat recorded in Cabinet 2007, Page 300 (PRCCT) and being the southeast corner of SONIC-NTB ADDITION according to the plat recorded in Cabinet 2010, Page 289 (PRCCT) and being the southerly southeast corner of said 52.163 acre tract of land;

THENCE NORTH 00°43'44" EAST a distance of 396.97 feet to a 5/8 inch iron rod set for the northeast corner of said SONIC-NTB Addition and being the south line of Ridge Creek Drive (40' wide at this time);

THENCE NORTH 00°19'23" WEST a distance of 40.00 feet to an "x" in concrete set for corner;

THENCE SOUTH 89°34'39" WEST a distance of 243.00 feet to an "x" in concrete set for corner and being located in the east line of Custer Road (F.M. 2478) (120' wide) and being in a curve to the left having a radius of 11,519.19 feet and a chord bearing of North 00°31'19" West;

THENCE along said east line with said curve to the left through a central angle of 00°11'56" for an arc length of 40.00 feet to a 5/8 inch iron rod set for the southwest corner of 2.219 acre tract of land to Custer Development, L.P. recorded in cc# 20070206000176500 (DRCCT);

THENCE departing the east line of said Custer Road, NORTH 89°34'40" EAST a distance of 243.00 feet to a 5/8 inch iron rod set for the southeast corner of said 2.219 acre tract of land and being the beginning of a non-tangent curve to the left having a radius of 11,762.19 feet and a chord bearing of North 01°35'50" West;

THENCE along said non-tangent curve to the left through a central angle of 01°57'36" for an arc length of 402.37 feet to a 5/8 inch iron rod set for the northeast corner of said 2.219 acre tract of land and being the beginning of a curve to the left having a radius of 11,762.19 feet and a chord bearing of North 02°56'07" West;

THENCE along said curve to the left through a central angle of 00°42'57" for an arc length of 146.96 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 02°39'17" WEST a distance of 689.08 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 88°52'03" EAST a distance of 710.09 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 01°07'57" WEST a distance of 59.00 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 88°52'03" EAST a distance of 1,640.48 feet to the POINT OF BEGINNING;

CONTAINING 142.042 acres or 6,187,339 square feet of land, more or less.