

PHASE 3 - ZONING DESCRIPTION

BEING a 12.433 acre tract of land situated in the Esom Harris Survey, Abstract Number 400, City of McKinney, Collin County, Texas, and being all of that called 12.42 acre tract of land described in Special Warranty Deed to Eastgroup TRS, Inc., as recorded in Instrument Number 20210108000044450 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the northerly northeast corner of said Eastgroup TRS, Inc. tract on the south right-of-way line of McKinney Ranch Parkway (known as F.M. 720, a variable width right-of-way) as described in Right of Way Warranty Deed to the City of McKinney, recorded in Volume 5566, Page 2762 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said corner being the west end of a 66.00 foot radial corner clip located at the intersection of said south line of McKinney Ranch Parkway with the west line of Hardin Boulevard (a variable width right-of-way), said radial corner clip having a chord that bears South 45 degrees 54 minutes 00 seconds East, a distance of 93.32 feet;

THENCE Southeasterly, along said radial corner clip and with said curve, through a central angle of 89 degrees 58 minutes 25 seconds, an arc distance of 103.64 feet to the south end of said corner clip on the said west line of Hardin Boulevard, described as a 5.210 acre Street Right-of-Way dedication in Notice of Lis Pendens recorded in Volume 4816, Page 1144, D.R.C.C.T.;

THENCE with the west line of said right-of-way dedication for Hardin Boulevard and the east line of said Eastgroup TRS, Inc. tract, the following bearings and distances:

South 00 degrees 54 minutes 47 seconds East, a distance of 66.79 feet to the point of curvature of a tangent circular curve to the left, having a radius of 1,470.00 feet, whose chord bears South 03 degrees 04 minutes 41 seconds East, a distance of 111.06 feet;

Southerly, with said curve, through a central angle 04 degrees 19 minutes 47 seconds, an arc distance of 111.09 feet to the point of reverse curvature of a non-tangent circular curve to the right, having a radius of 1,403.00 feet, whose chord bears South 02 degrees 23 minutes 25 seconds East, a distance of 139.64 feet;

Southerly, with said curve, through a central angle 05 degrees 42 minutes 18 seconds, an arc distance of 139.70 feet to the point of tangency;

South 00 degrees 27 minutes 44 seconds West, a distance of 190.05 feet to a Magnail with washer stamped "Halff" found for the southeast corner of said Eastgroup TRS, Inc. tract, being on the east line a called 40.070 acre tract of land described in Special Warranty Deed to Eastgroup Properties, L.P., as recorded in Instrument Number 20201215002253600, O.P.R.C.C.T.;

THENCE North 90 degrees 00 minutes 00 seconds West, departing said east and west lines, and with the south line of said Eastgroup TRS, Inc. tract, a distance of 942.88 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" found for the southwest corner of said

Eastgroup TRS, Inc. tract, and being on the west line of said 40.070 acre tract and on the east line of Lot 5, Block A of Horseshoe Bend Estates, an addition to the City of McKinney, Collin County, Texas, as recorded in Cabinet B, Page 246 of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE North 00 degrees 42 minutes 08 seconds West, with the west line of said Eastgroup TRS, Inc. tract and the east line of said Horseshoe Bend Estates addition, a distance of 573.73 feet to the northwest corner of said Eastgroup TRS, Inc. tract, said corner being on the south right-of-way line of the aforementioned McKinney Ranch Parkway;

THENCE with the north line of said Eastgroup TRS, Inc. tract and the south right-of-way line of said McKinney Ranch Parkway, the following bearings and distances:

North 89 degrees 06 minutes 48 seconds East, departing the east line of said Horseshoe Bend Estates addition, a distance of 318.32 feet to a point for corner;

South 89 degrees 09 minutes 50 seconds East, a distance of 166.32 feet to a point for corner;

North 89 degrees 06 minutes 48 seconds East, a distance of 152.03 feet to a point for corner;

South 87 degrees 02 minutes 25 seconds East, a distance of 149.08 feet to a point for corner;

North 89 degrees 06 minutes 48 seconds East, a distance of 86.11 feet to the **POINT OF BEGINNING AND CONTAINING** 541,586 square feet or 12.433 acres of land, more or less.