

LEGAL DESCRIPTION

BEING a tract of land situated in the Jonathan Phillips Survey, Abstract No. 719, City of McKinney, Collin County, Texas, and being part of a called 18.4457 acres tract conveyed to JEB 121, LLC, as recorded in County Clerks No. 20110829000910640, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner at the southwest corner of said 18.4457 acre tract, said iron rod being in the north Right Of Way line of State Highway No. 121/Sam Rayburn Tollway (a variable with ROW);

THENCE N 09°37'19" E a distance of 887.80' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner at the southwest corner of a tract conveyed to the City of McKinney for Street Right of Way for Collin McKinney Parkway as recorded in County Clerks No. 20171215001656750, L.R.C.C.T., said iron rod being in a non-tangent curve to the left;

THENCE along said curve to the left following the south ROW line of said Collin McKinney Parkway through a central angle of 01°52'44", a radius of 1085.00', an arc length of 35.58', with a chord bearing of N 33°23'17" E, and a chord length of 35.58' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE N 32°26'55" E following the south ROW line of said Collin McKinney Parkway a distance of 61.24' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner at the beginning of a tangent curve to the right;

THENCE along said curve to the right following the south ROW line of said Collin McKinney Parkway through a central angle of 05°58'21", a radius of 1015.00', an arc length of 105.80', with a chord bearing of N 35°26'06" E, and a chord length of 105.75' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner in the north line of said JEB 121, LLC, tract;

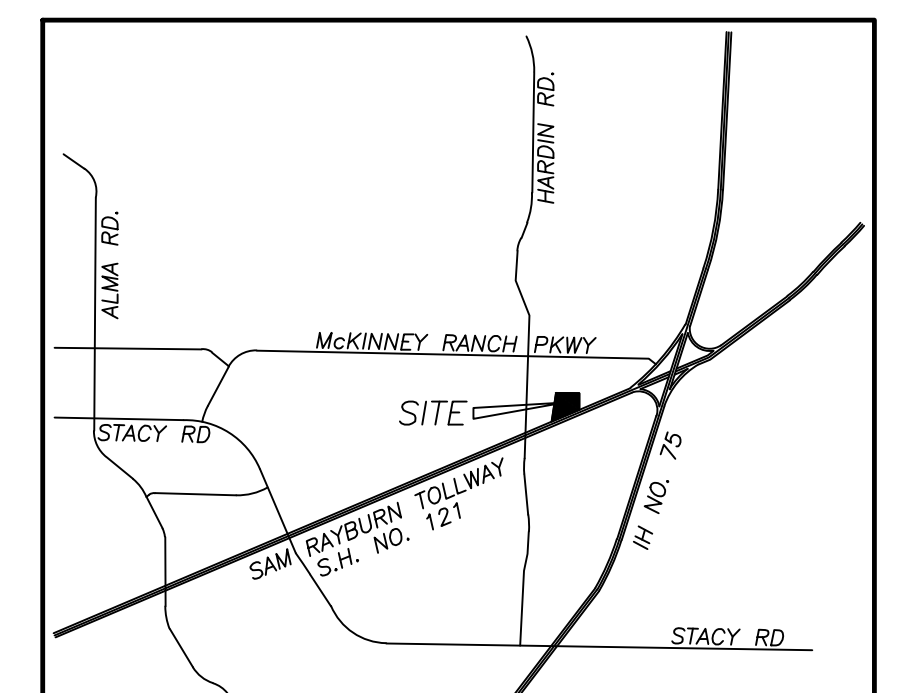
THENCE N 89°43'22" E following the north line of said JEB 121, LLC, tract a distance of 527.73' to bois "D" arc fence post found for corner;

THENCE N 88°28'34" E a distance of 302.67' to a 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner in the west line of Lot 1, Block A, Foxworth-Galbraith Addition as recorded in Volume 2010, Page 290, P.R.C.C.T.;

THENCE S 00°25'52" E following the east line of said Lot 1 a distance of 573.95' to an aluminum TXDOT cap found for corner in the north Right Of Way line of State Highway No. 121/Sam Rayburn Tollway;

THENCE S 64°36'17" W following the north ROW line of State Highway No. 121/Sam Rayburn Tollway a distance of 714.72' to an aluminum TXDOT cap found for corner;

THENCE S 69°00'52" W following the north ROW line of State Highway No. 121/Sam Rayburn Tollway a distance of 483.15' to the POINT OF BEGINNING and containing 796,519 Square Feet or 18.286 Acres of land.



VICINITY MAP
NOT TO SCALE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°52'44"	1085.00'	35.58'	N 33°23'17" E	35.58'
C2	5°58'21"	1015.00'	105.80'	N 35°26'06" E	105.75'

LINE	BEARING	DISTANCE
LI	N 32°26'55" E	61.24'
LC	S 64°36'17" W	714.72'

LEGEND

C.M. = CONTROLLING MONUMENT
 CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
 IRF = IRON ROD FOUND

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORS96) Epoch 2010.0, Vertical position are referenced to NAVD88 using (GEOID03).

**ZONING EXHIBIT
 BEING 18.286 ACRES OUT OF THE
 JONATHAN PHILLIPS SURVEY
 ABSTRACT NO. 719
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS**

OWNER
JEB 121 LLC
 2216 WORTHINGTON STREET
 DALLAS, TEXAS 75204
 (972) 256-7147
 ATTE'N. PAUL STEVENSON

SURVEYOR
SURDUKAN SURVEYING, INC.
 P.O. BOX 126
 ANNA, TEXAS 75409
 (972) 924-8200
 FIRM NO. 10069500