

## METES AND BOUNDS DESCRIPTION

*WHEREAS, A. KHANDPUR MCKINNEY INVESTMENT GROUP, LLC, is the owner of a 4.813 acre tract of land situated in the Elias Alexander Survey, Abstract Number 18, in the City of McKinney, Collin County, Texas and being all of a 4.813 acre tract of land according to the deed recorded in Volume 5822, Page 54 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:*

*BEGINNING at a 5/8 inch iron rod set for the southwest corner of said 4.813 acre tract of land and being located in northerly right-of-way line of Collin-McKinney Parkway (a 120 feet wide right-of-way);*

*THENCE departing the northerly right-of-way line of said Collin-McKinney Parkway NORTH 00°21'49" WEST a distance of 319.03 feet to a 5/8 inch iron rod set for the northwest corner of said 4.813 acre tract of land;*

*THENCE NORTH 88°52'03" EAST a distance of 656.21 feet to a 5/8 inch iron rod set for the northeast corner of said 4.813 acre tract of land;*

*THENCE SOUTH 00°43'22" EAST a distance of 319.01 feet to a 5/8 inch iron rod set for the southeast corner of said 4.813 acre tract of land and being located in the northerly right-of-way line of said Collin-McKinney Parkway;*

*THENCE along the northerly right-of-way line of said Collin-McKinney Parkway SOUTH 88°52'03" WEST a distance of 658.21 feet to the POINT OF BEGINNING;*

*CONTAINING within these metes and bounds 4.813 acres or 209,651 square feet of land more or less.*