

METES AND BOUNDS DESCRIPTION:

TRACT 1:

BEING a 16.271 acre tract of land situated in the John Hart Survey, Abstract Number 423, City of McKinney, Collin County, Texas, being part of a tract of land described in a Special Warranty Deed to Seminole BloominFive, LP, recorded in Instrument Number 2080317000317660, Official Public Records, Collin County, Texas (OPRCCT), said 16.271 acre being more particularly described as follows:

BEGINNING in the North line of said Seminole BloominFive tract at the intersection of the South line of Bloomdale Road and the West line of Cypress Hill Drive;

THENCE Southerly with the west line of said Cypress Hill Drive the following six (6) courses and distances:

1. South 45°27'34" East, a distance of 39.65 feet to a point for corner;
2. South 0°26'23" East, a distance of 72.06 feet to the beginning of a curve the right having a radius of 342.50 feet;
3. Southerly along said curve through a central angle of 13° 22' 29" an arc distance of 79.95, and a chord bearing and distance of South 6°14'51" West, a distance of 79.77 feet to a point for corner;
4. South 12°56'05" West, a distance of 100.00 feet to the beginning of a curve the left having a radius a radius of 397.50 feet;
5. Southerly along said curve through a central angle of 13°54'59" an arc distance of 96.55 feet, and a chord bearing and distance of South 5°58'35" West, a distance of 96.31 feet to a point for corner;
6. South 0°58'54" East, a distance of 74.29 feet to a point at the Northeast corner of Lot 5R, Block A of McKinney Logistics Center, an addition a to the City of McKinney recorded in Book 2023, Page 358 of the Plat Records, Collin County, Texas (PRCCT);

THENCE North 89°48'33" West, with the North line of said Addition, a distance of 1,594.87 feet to a point at the Northwest corner of Lot 6, Block A of said Addition and being in the West line of said Seminole BloominFive tract and a Boundary line agreement recorded in Instrument Number 20200923001627270 OPRCCT;

THENCE North 1°06'56" West, a distance of 184.24 feet to a found ½" iron rod;

THENCE North 1°40'14" West, a distance of 246.59 feet to a found 3/8" iron rod in the South line of said Bloomdale Road and the North line of said Seminole BloominFive tract;

THENCE Easterly with said South line of said Bloomdale Road and the North line of said Seminole BloominFive tract the following four (4) courses and distances:

1. South 89°47'07" East, a distance of 140.16 feet to a point for corner;
2. North 89°35'47" East, a distance of 102.64 feet to a point for corner;
3. North 89°35'48" East, a distance of 781.36 feet to a point for corner;
4. North 89°31'01" East, a distance of 592.32 feet to **THE POINT OF BEGINNING** and containing 16.271 acres, or 708,759 square feet of land, more or less.

TRACT 2:

BEING a 6.146 acre tract of land situated in the John Hart Survey, Abstract Number 423, City of McKinney, Collin County, Texas, being part of a tract of land described in a Special Warranty Deed to Seminole BloominFive, LP, recorded in Instrument Number 2080317000317660, Official Public Records, Collin County, Texas (OPRCCT), said 16.271 acre being more particularly described as follows:

BEGINNING in the North line of said Seminole BloominFive tract at the intersection of the South line of Bloomdale Road and the East line of Cypress Hill Drive;

THENCE North 89°31'01" East, with said South line of said Bloomdale Road and the North line of said Seminole BloominFive tract, a distance of 191.00 feet to a found ½" iron rod in the Southerly line of Farm-to-Market No. 543 (Spur 195) and to the beginning of a non-tangent curve to the left having a radius of 1,000.61 feet,

THENCE Southeasterly, along said curve through a central angle of 36°44'11" an arc distance of 641.56 feet and a chord bearing and distance of South 63°53'54" East, a distance of 630.63 feet to a point for corner;

THENCE South 82°13'52" East, a distance of 35.54 feet to a point for corner;

THENCE South 61°59'55" East, a distance of 15.35 feet to a point in the West line of North McDonald Street (State Highway No. 5) and to the beginning of a non-tangent curve to the right having a radius of 2,949.79 feet,

THENCE Southeasterly, along said curve through a central angle of 3°12'16" an arc distance of 164.98 feet and a chord bearing and distance of South 09°19'40" West, a distance of 164.96 feet to a point for corner;

THENCE North 89°48'33" West, leaving said West line 846.45 feet to a point in the East line of said Cypress Hill Drive at the Norwest corner of Lot 4R1, Block A of McKinney Logistics Center, Phase 2, an addition to the City of McKinney recorded in Book 2022, Page 502 of the Plat Records, Collin County, Texas (PRCCT);

THENCE Northerly with the west line of said Cypress Hill Drive the following six (6) courses and distances:

1. North 0°58'54" West, a distance of 75.42 feet to the beginning of a curve to the right having a radius of 342.50 feet;
2. Northerly along said curve through a central angle of 13°54'56" an arc distance of 83.18 feet and a chord bearing and distance of North 5°58'35" East, a distance of 82.98 feet to a point for corner;
3. North 12°56'05" East, a distance of 100.00 feet to the beginning of a curve to the left having a radius of 397.50 feet;

4. Northerly along said curve through a central angle of $13^{\circ}22'24''$ an arc distance of 92.78 feet and a chord bearing and distance of North $6^{\circ}14'50''$ East, a distance of 92.57 feet to a point for corner;
5. North $0^{\circ}26'23''$ West, a distance of 72.10 feet to a point for corner;
6. North $44^{\circ}32'26''$ East, a distance of 39.70 feet to **THE POINT OF BEGINNING** and containing 6.146 acres, or 267,701 square feet of land, more or less.