

LEGAL DESCRIPTION

TRACT 1 - 119.6807 ACRE TRACT

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, being part of the called 155.1207 acre tract of land described in deed to Central & Fannin Wilson 155 LLC, recorded in Instrument No. 20071113001536620 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an aluminum disk stamped "TXDOT" found at the intersection of the southwest right-of-way line of Laud Howell Parkway (a variable width right-of-way) and the northwest right-of-way line of U.S. Highway No. 75 (a variable width right-of-way);

THENCE South 45°59'27" West, along the said northwest right-of-way line of U.S. Highway No. 75 a distance of 99.20 feet to a point for corner;

THENCE continuing along the said northwest right-of-way line of U.S. Highway No. 75, South 39°43'15" West, a distance of 605.67 feet to an aluminum disk stamped "TXDOT" found for corner in the south line of said 155.1207 acre tract;

THENCE departing the said northwest right-of-way line of U.S. Highway, and along the south line of said 155.1207 acre tract the following three (3) calls:

North 88°44'47" West, a distance of 535.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°14'17" West, a distance of 252.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°51'47" West, a distance of 251.00 feet to a point for corner in Honey Creek;

THENCE along said Honey Creek, the following forty-seven (47) calls:

North 62°21'27" West, a distance of 145.00 feet to a point for corner;

North 77°09'27" West, a distance of 33.00 feet to a point for corner;

South 89°40'33" West, a distance of 59.00 feet to a point for corner;

North 62°48'27" West, a distance of 36.00 feet to a point for corner;

North 21°29'27" West, a distance of 274.00 feet to a point for corner;

North 22°40'27" West, a distance of 122.00 feet to a point for corner;

North 48°26'27" West, a distance of 53.00 feet to a point for corner;

South 74°00'33" West, a distance of 75.00 feet to a point for corner;

South 70°41'33" West, a distance of 35.00 feet to a point for corner;

North 76°34'27" West, a distance of 49.00 feet to a point for corner;
North 45°10'27" West, a distance of 104.00 feet to a point for corner;
North 3°02'27" West, a distance of 157.00 feet to a point for corner;
North 27°16'27" West, a distance of 48.00 feet to a point for corner;
North 58°37'27" West, a distance of 47.00 feet to a point for corner;
South 57°44'33" West, a distance of 111.00 feet to a point for corner;
South 72°05'33" West, a distance of 98.00 feet to a point for corner;
South 48°02'33" West, a distance of 44.00 feet to a point for corner;
South 31°41'33" West, a distance of 34.00 feet to a point for corner;
South 87°35'33" West, a distance of 60.00 feet to a point for corner;
North 53°18'27" West, a distance of 104.00 feet to a point for corner;
North 27°26'27" West, a distance of 132.00 feet to a point for corner;
North 45°49'27" West, a distance of 56.00 feet to a point for corner;
North 60°06'27" West, a distance of 210.00 feet to a point for corner;
North 32°52'27" West, a distance of 104.00 feet to a point for corner;
North 11°29'33" East, a distance of 54.00 feet to a point for corner;
North 34°50'33" East, a distance of 211.00 feet to a point for corner;
North 14°33'27" West, a distance of 96.00 feet to a point for corner;
North 39°40'27" West, a distance of 133.00 feet to a point for corner;
North 48°51'27" West, a distance of 149.00 feet to a point for corner;
North 59°17'27" West, a distance of 138.00 feet to a point for corner;
North 71°15'27" West, a distance of 31.00 feet to a point for corner;
South 69°18'33" West, a distance of 29.00 feet to a point for corner;
South 50°09'33" West, a distance of 31.00 feet to a point for corner;
South 40°36'33" West, a distance of 130.00 feet to a point for corner;
South 72°47'33" West, a distance of 84.00 feet to a point for corner;
South 52°48'33" West, a distance of 64.00 feet to a point for corner;
South 73°24'33" West, a distance of 56.00 feet to a point for corner;
North 62°49'27" West, a distance of 52.00 feet to a point for corner;
North 55°11'27" West, a distance of 115.00 feet to a point for corner;
North 5°17'27" West, a distance of 135.00 feet to a point for corner;
North 2°16'27" West, a distance of 68.00 feet to a point for corner;
North 26°07'27" West, a distance of 30.00 feet to a point for corner;
North 37°19'27" West, a distance of 76.00 feet to a point for corner;
North 10°41'27" West, a distance of 230.00 feet to a point for corner;
North 21°00'33" East, a distance of 69.00 feet to a point for corner;
North 40°43'33" East, a distance of 83.82 feet to a point for corner;
North 4°26'38" East, a distance of 72.68 feet to a point for corner, and being the northwest corner of said 155.1207 acre tract;

THENCE departing said Honey Creek, and along the north line of said 155.1207 acre tract South 87°04'41" East, a distance of 2603.19 feet a 1/2-inch iron rod found for the westernmost northwest corner of the northwest terminus of said Laud Howell Parkway;

THENCE departing the said north line of 155.1207 acre tract, South 42°07'48" East, along the southwest line of said Laud Howell Parkway, a distance of 1451.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 4°08'17", a radius of 1235.00 feet, a chord bearing and distance of South 40°03'40" East, 89.18 feet;

THENCE continuing with the said southwest right-of-way line of Laud Howell Parkway, the following five (5) calls:

In a southeasterly direction, with said curve to the right, an arc distance of 89.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 29°11'56" East, a distance of 110.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 0°47'42", a radius of 1223.00 feet, a chord bearing and distance of South 32°28'36" East, 16.97 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 16.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°28'13" West, a distance of 170.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°56'43" West, a distance of 149.16 feet to the **POINT OF BEGINNING** and containing 119.6807 acres or 5,213,292 square feet of land.

TRACT 2 - 10.7366 ACRE TRACT

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, being part of the called 155.1207 acre tract of land described in deed to Central & Fannin Wilson 155 LLC, recorded in Instrument No. 20071113001536620 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the east end of a circular right-of-way corner clip at the intersection of the northwest right-of-way line of Trinity Falls Parkway (a variable width right-of-way) and the northeast right-of-way line of Laud Howell Parkway (a variable width right-of-way), and being the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 66.00 feet, a chord bearing and distance of North 87°07'48" West, 93.34 feet;

THENCE along the said right-of-way corner clip, in a northwesterly direction, with said curve to the right, an arc distance of 103.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the west end of the said right-of-way corner clip;

THENCE North 42°07'48" West, along the said northeast line of Laud Howell Parkway, a distance of 351.55 feet to a 1/2-inch iron rod found for corner in the said north line of 155.1207 acre tract, and being the northernmost northwest corner of the northwest terminus of said Laud Howell Parkway;

THENCE North 1°11'35" East, along the north line of said 155.1207 acre tract, a distance of 441.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing along the said north line of 155.1207 acre tract, South 88°24'12" East, a distance of 1077.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 5°51'11", a radius of 990.00 feet, a chord bearing and distance of South 44°56'36" West, 101.09 feet; said point being in the northwest right-of-way line of Trinity Falls Parkway (a variable width right-of-way);

THENCE departing the said north line of 155.1207 acre tract, along the said northwest right-of-way line of Trinity Falls Parkway, in a southwesterly direction, with said curve to the right, an arc distance of 101.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing along the said northwest right-of-way line of Trinity Falls Parkway, the following three (3) calls:

South 47°52'12" West, a distance of 614.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 53°19'11" West, a distance of 115.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°52'12" West, a distance of 184.00 feet to the **POINT OF BEGINNING** and containing 10.7366 acres or 467,685 square feet of land.

TRACT 3 – 15.5256 ACRE TRACT

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, being Lot 1, Block A, Addison Wilson Addition, an addition to the City of McKinney, Collin County, Texas; said tract also being part of the called 155.1207 acre tract of land described in deed to Central & Fannin Wilson 155 LLC, recorded in Instrument No. 20071113001536620 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set for corner in the southeast right-of-way line of Trinity Falls Parkway (a variable width right-of-way); said point also being the north corner of said Lot 1;

THENCE South 42°07'48" East, departing said southeast line of Trinity Falls Parkway and along the northeast line of said Lot 1, a distance of 708.91 feet to a 5/8-inch iron rod found for corner at the east corner of said Lot 1;

THENCE South 47°52'12" West, along the southeast line of said Lot 1, a distance of 960.00 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner in the northeast right-of-way line of Laud Howell Parkway (a variable width right-of-way); said point also being the south corner of said Lot 1;

THENCE continuing along said east line the following three (3) calls:

North 42°07'48" West, along said northeast line of Laud Howell Parkway, a distance of 354.61 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

North 36°06'34" West, a distance of 104.88 feet to a 1/2-inch iron rod found for corner;

North 42°07'48" West, a distance of 184.00 feet to a 1/2-inch iron rod found for corner at the beginning of a tangent curve to the right;

THENCE in a northerly direction, departing said northeast line of Laud Howell Parkway and with said tangent curve to the right, having a radius of 66.00 feet, a central angle of 90°00'00", and a chord bearing and distance of North 02°52'12" East, 93.34 feet and an arc distance of 103.67 feet to a 1/2-inch iron rod with cap stamped "TX REG NO 100189-00" found for corner in the southeast line of said Trinity Falls Parkway;

THENCE North 47°52'12" East, along said southeast line of Trinity Falls Parkway, a distance of 883.00 feet to the **POINT OF BEGINNING** and containing 676,295 square feet or 15.5256 acres of land, more or less.