

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being part of a tract conveyed to Denvil Mixon by deed recorded in Volume 737, Page 751 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a TxDOT aluminum monument found on the south line of U.S. Highway 380, a variable width public right-of-way (also known as University Drive), for the northwest corner of DAP 380 Addition, recorded in Cabinet 2013, Page 65, Plat Records, Collin County, Texas (PRCCT);

THENCE S 00°55'16" W, 276.27 feet along the common line thereof to a 1/2" iron rod found;

THENCE S 87°38'27" E, 301.79 feet continuing along the common line thereof to a 5/8" iron rod found on the west line of a tract conveyed to Jim Furlong, recorded in Volume 725, Page 742 DRCCT;

THENCE S 01°59'35" W, 409.84 feet along the common line thereof, and of a tract conveyed to Jefferson Hardin, LLC, recorded in Document No. 2022000080540, Official Public Records, Collin County, Texas (OPRCCT), to a 1/2" iron rod with plastic cap found;

THENCE S 88°48'34" E, 297.78 feet continuing along the common line thereof to a 1/2" iron rod found;

THENCE S 02°00'30" W, 688.33 feet continuing along the common line thereof and of a tract conveyed to Uyen Ann Nguyen, recorded in Document No. 20180123000089630 OPRCCT, and of a tract of unknown ownership, to a point on the north line of Hardin Village Phase 1, an addition recorded in Cabinet 2016, Page 867 PRCCT;

THENCE N 88°30'48" W, 577.07 feet along the north line thereof to a point from which an "X" found in concrete for the intersection of the centerlines of Angelina Drive, and Canadian Lane, created by said plat of Hardin Village Phase 1, bears S 57°38'03" W, 314.64 feet;

THENCE N 88°50'43" W, 807.64 feet departing said addition to a 1/2" iron rod found for the southeast corner of a tract conveyed to Laurel and David Glowicki, recorded in Volume 4622, Page 639 DRCCT;

THENCE N 01°39'07" E, 1360.02 feet along the common line thereof, and of two tracts conveyed to Darrell and Karen Lewis, recorded in Volume 5118, Page 5260, and in Volume 4326, Page 3493 DRCCT, to a point on the south line of said highway;

THENCE along the south line thereof, the following:

N 86°33'58" E, 293.92 feet;

S 87°34'32" E, 200.00 feet;

N 89°33'43" E, 100.12 feet;

And S 87°34'32" E, 195.56 feet to the POINT OF BEGINNING with the subject tract containing 1,622,824 square feet or 37.255 acres of land.