

BEING a tract of land situated in the Richard H. Locke Survey, Abstract No. 517, City of McKinney, Collin County, Texas and being the remaining portion of a called 39.231-acre tract of land described in a deed to TXI Operations, LP, recorded in Instrument No. 20210127000177230, and all of that tract of land described as Parcel P00069772, in a deed to the State of Texas, recorded in Instrument No. 2024000091822, both of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 39.231-acre tract, common to the northwest corner of a called 1.00-acre tract of land, described in a deed to the Town of Fairview, recorded in Volume 5186, Page 3390, said Official Public Records, same being on the southerly line of a called 42.419-acre tract of land, described in a deed to Squeaky McKinney LP, recorded in Instrument No. 2024000031280, said Official Public Records;

THENCE South 01°13'43" West, along the easterly line of said 39.231-acre tract and the westerly line of said 1.00-acre tract, a distance of 528.06 feet to a 1/2-inch iron rod with cap stamped "SARTIN #3694" found for the southeast corner of said 39.231-acre tract, common to the southwest corner of said 1.00-acre tract, same being on the northerly line of a called 75.60-acre tract of land, described in a deed to the Town of Fairview, recorded in Volume 5186, Page 3372, said Official Public Records;

THENCE North 88°44'12" West, along the southerly line of said 39.231-acre tract and northerly line of said 75.60-acre tract, passing at a distance of 628.34 feet, a 1/2-inch iron rod with cap stamped "SARTIN #3694" found for the northwest corner of said 75.60-acre tract, common to the northeast corner of Lot 1, Block A of NTNSM Site, an addition to the City of McKinney, according to the Minor Plat, recorded in Volume 2024, Page 937, of the Plat Records of Collin County, Texas, continuing along the southerly line of said 39.231-acre tract and the northerly line of said Lot 1, passing at a distance of 1,219.98 feet, a 1/2-inch iron rod with cap stamped "TXDOT ROW" found for the southernmost southeast corner of aforesaid Parcel P00069772, continuing along the southerly line of said Parcel P00069772, the northerly line of said Lot 1 and the northerly line of Lot 2, Block A of said NTNSM Site, passing the southwest corner of said Parcel P00069772, continuing along the southerly line of said 39.231-acre tract, a total distance of 3226.50 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southwest corner of said 39.231-acre tract and the northwest corner of said Lot 2, , same being on the easterly line of the aforesaid 80.516-acre tract, same being on the east line of a called 80.516-acre tract of land described in a Warranty Deed to the City of McKinney, recorded in Instrument No. 20060331000421900 of the Official Public Records of Collin County, Texas;

THENCE North 00°44'05" East, along the west line of said 39.231-acre tract and the east line of said 80.516-acre tract, passing at a distance of 379.00 feet, a 3.25-inch brass TXDOT Right of Way disk in concrete found for the southeasterly corner of the easterly right of way line of F. M. 546, continuing along the easterly right of way line of said F. M. 546, passing at a distance of 409.26 feet, a 3.25-inch brass TXDOT Right of Way disk in concrete found for the northeasterly corner of the easterly right of way line of F. M. 546, departing said easterly right of way line, continuing for a total distance of 527.94 feet to the northwest corner of said 39.231-acre tract, same being the southwest corner of Lot 1, Block A, of the Airport Trade Center Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2023, Page 972, Plat Records, Collin County, Texas, from said corner, a found 1/2-inch iron rod found, bears South 88°48' East, 0.60 feet;

THENCE South 88°48'15" East, along the northerly line of said 39.231-acre tract and the southerly line of said Lot 1, passing at a distance of 1,945.14 feet, a 5/8-inch iron rod with plastic

cap stamped "TXDOT ROW" found for the northwest corner of aforesaid Parcel P00069772 and the southwest corner of a tract of land described as Parcel P00069773, in a deed to the State of Texas, recorded in Instrument No. 2024000042188, of the Official Public Records of Collin County, Texas, continuing along the northerly line of said Parcel P00069772, the southerly line of said Parcel P00069773 and the southerly line of aforesaid 42.419-acre tract, a total distance of 2267.55 feet to a 5/8-inch iron rod found for a corner for corner;

THENCE South 88°35'12" East, continuing along the northerly line of said Parcel P00069772 and the southerly line of said 42.419-acre tract, passing a 5/8-inch iron rod found for the northeast corner of said Parcel P00069772, continuing along the northerly line of said 39.231-acre tract, a total distance of 963.50 feet to the **POINT OF BEGINNING** and containing 39.231 acres (1,708,900 square feet) of land, more or less.