

ZONING DESCRIPTION

BEING a tract of land situated in the J.B. Wilmeth Survey, Abstract No. 984, and the John Duncan Survey, Abstract No. 259, City of McKinney, Collin County, Texas, and being a portion of a called 11.729-acre tract of land described in a deed to VPI TX-Three, LLC (50% interest), recorded in Instrument No. 2025000068033, said Official Public Records, and to RMP TX, LLC (50% interest), recorded in Instrument No. 2025000068034, said Official Public Records, and being all of a called 2.46-acre tract of land described in a deed to VPI TX-Three, LLC (50% interest), recorded in Instrument No. 2025000068805, said Official Public Records, and to RMP TX, LLC (50% interest), recorded in Instrument No. 2025000068806, said Official Public Records, and being a portion of a called 8.315-acre tract described in a deed to RMP TX, LLC, recorded in Instrument No. 2025000068499, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the westernmost southwest corner of said 11.729-acre tract, common to the southernmost corner of a tract of land described as Parcel P00054384 to the State of Texas in Instrument No. 2022000161429, said Official Public Records, same being on the easterly right-of-way line of State Highway No. 5 (variable width public right-of-way), same also being the beginning of a curve to the left with a radius of 1,984.86 feet, a central angle of 06°45'00", and a chord bearing and distance of North 05°16'39" West, 233.70 feet;

THENCE in a northerly direction, along the common line of said 11.729-acre tract and said State Highway No. 5 and with said non-tangent curve to the left, an arc distance of 233.84 feet to a 5/8-inch iron rod found for corner;

THENCE along the common line of said 11.729-acre tract, aforesaid 2.46-acre tract and said State Highway No. 5 the following courses and distances:

North 88°09'15" West, a distance of 5.08 feet to a 5/8-inch iron rod found for the southeast corner of said 2.46-acre tract, common to the southwest corner of a tract of land described as Parcel P00054385 to the State of Texas in Instrument No. 2022000161432, said Official Public Records;

North 08°39'09" West, a distance of 220.65 feet to a 5/8-inch iron rod with plastic cap stamped "TXDOT ROW MONUMENT" found at the beginning of a tangent curve to the right with a radius of 1,380.00 feet, a central angle of 00°40'26", and a chord bearing and distance of North 08°18'56" West, 16.23 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 16.23 feet to a 5/8-inch iron rod with plastic cap stamped "TXDOT ROW MONUMENT" found for corner;

North 13°29'13" East, a distance of 200.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,320.00 feet, a central angle of 00°55'11", and a chord bearing and distance of North 00°35'15" East, 21.19 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 21.19 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said 2.46-acre tract, common to the northeast corner of Parcel P00054385 to the State of Texas in Instrument No. 2022000161432, said Official Public Records, same being on

the southerly line of a tract of land described in a deed to Una Straughan and Mary Jane Straughan, recorded in Volume 315, Page 114, Land Records, Collin County, Texas;

THENCE North 89°31'41" East, departing the easterly right-of-way line of said State Highway No. 5 and along the common line of said 2.46-acre tract and said Straughan tract, a distance of 220.03 feet to a 1/2-inch iron rod with an illegible plastic cap found for the northeast corner of said 2.46-acre tract and the northwest corner of aforesaid 11.729-acre tract;

THENCE North 89°40'58" East, along the common line of said 11.729-acre tract and said Straughan tract, a distance of 133.03 feet to the beginning of a non-tangent curve to the right with a radius of 825.00 feet, a central angle of 11°09'08", and a chord bearing and distance of South 58°16'25" East, 160.33 feet;

THENCE in a southeasterly direction, along the common line of said 11.729-acre tract and said Straughan tract, crossing said 11.729-acre tract, with said non-tangent curve to the right, an arc distance of 160.58 feet to a point for corner;

THENCE South 52°41'50" East, continuing across said 11.729-acre tract and crossing the aforesaid 8.315-acre, a distance of 597.69 feet to a point for corner on the easterly line of said 8.315-acre tract and the westerly line of a called 141.692-acre tract of land described in a deed to VPI TX-Three, LLC (50% interest), recorded in Instrument No. 2025000067745, Official Public Records, Collin County, Texas, and to RMP TX, LLC (50% interest), recorded in Instrument No. 2025000067746, said Official Public Records;

THENCE South 05°14'53" West, along the common line of said 8.315-acre tract and said 141.692-acre tract, a distance of 485.05 feet to a Mag Nail set for the southeast corner off said 8.315-acre tract and the southwest corner of said 141.692-acre tract, same being in an asphalt road, known as McIntyre Road (County Road No. 274), same also being on the northerly line of a called 14.4632-acre tract of land described in a deed to TX McKinney LP, recorded in Instrument No. 2025000060755, said Official Public Records;

THENCE North 88°45'27" West, generally along said McIntyre Road (County Road No. 274) and along the common line of said 8.315-acre tract and said 14.4632-acre tract, a distance of 328.43 feet to a Mag Nail set for the southwest corner of said 8.315-acre tract, common to the southeast corner of the aforementioned 11.729-acre tract;

THENCE North 88°35'19" West, continuing generally along said McIntyre Road and along the common line of said 11.729-acre tract and said 14.4632-acre tract, a distance of 497.45 feet to a Mag Nail set for the southernmost southwest corner of said 11.729-acre tract, common to the northernmost northwest corner of said 14.4632-acre tract, same being on the easterly right-of-way line of the aforementioned State Highway No. 5;

THENCE North 45°17'45" West, departing the northerly line of said 14.4632-acre tract and along the common line of said 11.729-acre tract and said State Highway No. 5, a distance of 75.13 feet to the **POINT OF BEGINNING** and containing 743,577 square feet or 17.070 acres of land, more or less.