

TRACT 1

BEING a 42.3897 acre (1,846,495 square foot) tract of land situated in the Esom Harris Survey, Abstract No. 400 and the George Fitzhugh Survey, Abstract No. 321, City of McKinney, Collin County, Texas; said tract being part of those tracts described as Tract One and Tract Two in Special Warranty Deed to Roanoke Manor, L.L.C. recorded in Volume 5711, Page 1135 of the Deed Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at a point in the south right-of-way line of Collin McKinney Parkway (a variable width right-of-way); said point being the northeast corner of Lot 2, Block A, Roanoke Manor Addition, an addition to the City of McKinney according to the plat recorded in Volume 2009, Page 285 of the Plat Records of Collin County, Texas; said point being the beginning of a non-tangent curve to the left with a radius of 838.00 feet, a central angle of 03°49'46", and a chord bearing and distance of North 69°41'01" East, 56.00 feet;

THENCE along the said south line of Collin McKinney Parkway, the following eight (8) calls:

In an easterly direction, with said non-tangent curve to the left, an arc distance of 56.01 feet to a point for corner;

North 67°46'08" East, a distance of 250.00 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 838.00 feet, a central angle of 16°05'40", and a chord bearing and distance of North 59°43'18" East, 234.62 feet;

in a northeasterly direction, with said tangent curve to the left, an arc distance of 235.40 feet to a point for corner at the beginning of a reverse curve to the right with a radius of 786.00 feet, a central angle of 13°16'39", and a chord bearing and distance of North 58°18'47" East, 181.74 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 182.14 feet to a point for corner;

North 64°57'07" East, a distance of 892.54 feet to a point for corner;

North 72°29'17" East, a distance of 83.87 feet to a point for corner;

North 64°57'07" East, a distance of 129.32 feet to a point for corner;

South 70°02'53" East, a distance of 35.36 feet to a point for corner in the west right-of-way line of Tina Drive (a variable width right-of-way);

THENCE along the said west line of Tina Drive, the following seven (7) calls:

South 25°02'53" East, a distance of 163.99 feet to a 5/8-inch iron rod found for corner;

South 24°14'35" East, a distance of 99.02 feet to a 5/8-inch iron rod found for corner at the beginning of a non-tangent curve to the right with a radius of 720.00 feet, a central angle of 04°47'00", and a chord bearing and distance of South 15°00'59" East, 60.09 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 60.11 feet to a 5/8-inch iron rod found for corner;

South 12°37'28" East, a distance of 315.22 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the left with a radius of 780.00 feet, a central angle of 12°25'25", and a chord bearing and distance of South 18°50'11" East, 168.80 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 169.13 feet to a 5/8-inch iron rod found for corner;

South 25°02'53" East, a distance of 170.19 feet to a point for corner;

South 19°46'09" West, a distance of 41.75 feet to a 5/8-inch iron rod found for corner in the north right-of-way line of Sam Rayburn Tollway (a variable width right-of-way);

THENCE South 64°35'51" West, along the said north line of Sam Rayburn Tollway, a distance of 1,492.18 feet to a point for corner;

THENCE South 67°57'57" West, continuing along the said north line of Sam Rayburn Tollway, a distance of 227.00 feet to a 5/8-inch iron rod found for the southeast corner of said Lot 2;

THENCE North 25°30'59" West, departing the said north line of Sam Rayburn Tollway and along the east line of said Lot 2, a distance of 735.94 feet to a point for corner;

THENCE North 24°30'34" West, continuing along the said east line of Lot 2, a distance of 269.52 feet to the **POINT OF BEGINNING** and containing 1,846,495 square feet or 42.3897 acres of land, more or less.

TRACT 2

BEING a 20.4979 acre (892,886 square foot) tract of land situated in the Esom Harris Survey, Abstract No. 400 and the George Fitzhugh Survey, Abstract No. 321, City of McKinney, Collin County, Texas; said tract being part of those tracts described as Tract One and Tract Two in Special Warranty Deed to Roanoke Manor, L.L.C. recorded in Volume 5711, Page 1135 of the Deed Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at the east end of a right-of-way corner clip at the intersection of the said south line of Collin McKinney Parkway and the east line of said Tina Drive;

THENCE North 64°54'20" East, along the said south line of Collin McKinney Parkway, a distance of 5.50 feet to a point for corner;

THENCE North 64°57'07" East, continuing along the said south line of Collin McKinney Parkway, a distance of 1,027.97 feet to a point for corner;

THENCE South 00°42'02" East, departing the said south line of Collin McKinney Parkway, a distance of 1,104.03 feet to a 5/8-inch iron rod found for corner in the said north line of Sam Rayburn Tollway;

THENCE along the said north line of Sam Rayburn Tollway, the following three (3) calls:

South 60°25'53" West, a distance of 324.30 feet to a point for corner;

South 64°42'21" West, a distance of 348.51 feet to a 5/8-inch iron rod found for corner;

North 70°13'48" West, a distance of 41.52 feet to a 5/8-inch iron rod found for corner in the said east line of Tina Drive;

THENCE along the said east line of Tina Drive, the following seven (7) calls:

North 25°02'53" West, a distance of 169.81 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right with a radius of 720.00 feet, a central angle of 12°25'25", and a chord bearing and distance of North 18°50'11" West, 155.81 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 156.12 feet to a 5/8-inch iron rod found for corner;

North 12°37'28" West, a distance of 315.22 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the left with a radius of 780.00 feet, a central angle of 04°47'00", and a chord bearing and distance of North 15°00'58" West, 65.10 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 65.12 feet to a 5/8-inch iron rod found for corner;

North 17°24'30" West, a distance of 89.69 feet to a 5/8-inch iron rod found for corner;

North 25°02'53" West, a distance of 203.08 feet to a 5/8-inch iron rod found for corner;

North 19°57'07" East, a distance of 21.21 feet to the **POINT OF BEGINNING** and containing 892,886 square feet or 20.4979 acres of land, more or less.