

LAND DESCRIPTION

BEING a 11.232 acre tract of land situated in the J. Stewart Survey, Abstract Number 838, City of McKinney Extraterritorial Jurisdiction (ETJ), Collin County, Texas, and being all of Lots 5 through 13, of First Section, Barr W. Estates, an Addition to the City of McKinney ETJ, Collin County, Texas, according to the Plat thereof recorded in Volume 8, Page 25 (Cabinet A, Slide 47), Plat Records of Collin County, Texas (P.R.C.C.T.), and being all of a tract of land described to OFS Ventures, LLC, by the Deed recorded in Document Number 2025000046562, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being all of a tract of land described to the State of Texas, by the Deed recorded in Document Number 2024000077918, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being all of a tract of land described to Joseph A. Lande et ux, Nelwyn E. Lande, by the Deed recorded in Volume 1011, Page 510, Deed Records Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the most westerly southwest corner of the herein described tract, and same being the southwesterly corner of said Lot 5, also being the northwesterly corner of Lot 4, of First Section, Barr W. Estates, an Addition to the City of McKinney ETJ, Collin County, Texas, according to the Plat thereof recorded in Document Number 2006-733, P.R.C.C.T., also being a point on the easterly boundary line of a tract of land described to Charles Lewis and Amelia Lewis, by the Deed recorded in Volume 5880, Page 1511, Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE North 00 degrees 02 minutes 43 seconds East along the easterly boundary line of said Lewis tract, for a distance of 501.09 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most northwesterly corner of the herein described tract, and same being the northerly corner of said Lot 6, also being the most northwesterly corner of said Lot 7, also being a point on the southerly boundary line of a tract of land described to KV Land Developments, LLC, by the Deed recorded in Document Number 20211222002573150, O.P.R.C.C.T.;

THENCE North 89 degrees 21 minutes 56 seconds East along the southerly boundary line of said KV Land Developments tract, for a distance of 521.79 feet to a 1/2 inch rebar found with a cap stamped "EAGLE SURVEYING" for a southeast corner of said KV Land Developments tract, and same being the southwest corner of a tract of land described to Axium Electric Corp., by the Deed recorded in 2023000121028. O.P.R.C.C.T.;

THENCE North 89 degrees 43 minutes 07 seconds East along the southerly boundary line of said Axium Electric Corp. tract, for a distance of 63.84 feet to the most northeasterly corner of the herein described tract, and same being the most northeasterly corner of said Lot 8, also being the most northerly corner of said Lot 9, also being the most northwesterly corner of a tract of land described to Ronald Gene Ryan and Yolanda Marie Ryan, Trustees of the Ryan Family Living Trust, by the Deed recorded in Document Number 20151130001492530, O.P.R.C.C.T., from which a 1/2 inch rebar found bears South 89 degrees 43 minutes 07 seconds West for a distance of 0.62 feet;

THENCE South 00 degrees 45 minutes 19 seconds East along the westerly boundary line of said Ryan tract, passing the northwesterly corner of a tract of land described to State of Texas, by the Judgement recorded in Document Number 2025000058072, O.P.R.C.C.T., continuing along the westerly boundary line of said State of Texas tract, and along the northerly right-of-way line of Proposed U.S. Highway 380 (variable width public right-of-way), of 900.99 feet to a 1/2 inch rebar

found with a cap stamped "HALFF & ASSOC." for the most easterly southeast corner of the herein described tract, and same being the northeasterly corner of a tract of land described to State of Texas, by the Deed recorded in Document Number 2024000077918, O.P.R.C.C.T., also being a point on the northerly right-of-way line of said Proposed U.S. Highway 380, continuing a total distance of 1211.79 feet to a point for corner in the northerly Right-of-Way line of County Road No. 123 (variable width Right-of-Way), same being the most southeasterly corner of Joseph A. Lande Et Ux, Nelwyn E. Lande, recorded in Volume 1011, Page 510, Deed Records Collin County, Texas, also being a point in the most westerly line of the State of Texas recorded in Document Number 2025000058072, Official Public Records Collin County, Texas;

THENCE South 89 degrees 38 minutes 23 seconds West, along the most southerly line of said Lande tract, a distance of 275.29 feet to a point for corner in the most southwesterly corner of said Lande tract, also being a point at the intersection Akela Way (50' Right-of-Way) and said County Road No. 123;

THENCE North 00 degrees 10 minutes 37 seconds West along the easterly right-of-way line of said Akela Way, for a distance of 704.01 feet to a point for corner from which a 5/8 inch rebar found bears South 88 degrees 54 minutes 19 seconds West for a distance of 6.53 feet;

THENCE South 89 degrees 43 minutes 57 seconds West along the northerly right-of-way line of said Akela Way, for a distance of 50.48 feet to a 5/8 inch rebar found for the northeasterly corner of said Lot 4, and same being a point on the westerly right-of-way line of said Akela Way;

THENCE North 89 degrees 29 minutes 05 seconds West departing the westerly right-of-way line of said Akela Way, along the northerly boundary line of said Lot 4, for a distance of 274.05 feet to the **POINT OF BEGINNING** containing 11.232 acres (489,256 square feet) of land, more or less.