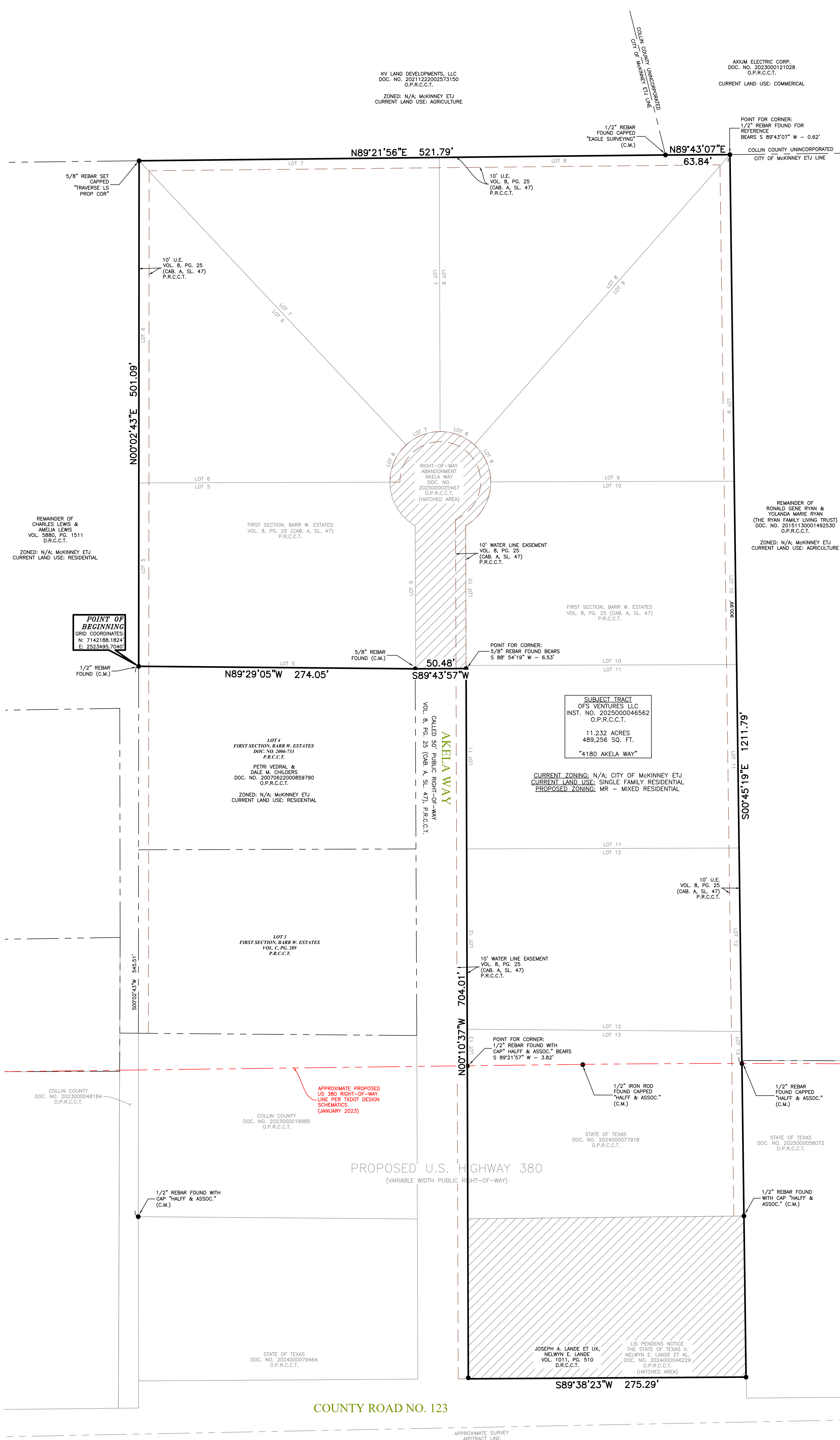




LAND DESCRIPTION

BEING a 1.2322 acre tract of land situated in the J. Stewart Survey, Abstract Number 838, City of McKinney, Extrajurisdictional Jurisdiction (E.T.J.), Collin County, Texas, and being all of lot 5, through 13, of First Section, Barr W. Estates, an Addition to the City of McKinney E.T.J., Collin County, Texas, according to the Plat thereof recorded in Volume 8, Page 25 (Cabinet A, Slide 10) of the Public Records of Collin County, Texas, and being all of the tract of land described to OFS Ventures, LLC, by the Deed recorded in Document Number 2025000004562, of the Public Records of Collin County, Texas (D.P.R.C.C.T.), and being all of a tract of land described to the City of Texas, by the Deed recorded in Document Number 2024000007793 of the Public Records of Collin County, Texas (D.P.R.C.C.T.), and being all of a tract of land described to Joseph A. Lande et ux, Newlyn E. Lande, by the Deed recorded in Volume 1011, Page 510, Deed Number 2024000004562, of the Public Records of Collin County, Texas (D.P.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.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.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.R.P.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 Axiom Electric Corp., by the Deed recorded in 2023000121028. O.P.R.C.T.;

THENCE North 89 degrees 43 minutes 07 seconds East along the southerly boundary line of said Axiom Electric Corp. tract, for a distance of 63.84 feet to the most northeasterly corner of the said described tract, and some being the most northeasterly corner of said Lot 8, also being the most northerly corner of said Lot 9, also being the most northeasterly 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 201511300001492530, O.P.R.C.C.T., from which a 1/2 inch inch bar found bears South 89 degrees 43 minutes 07 seconds West for a distance of 0.62 feet;

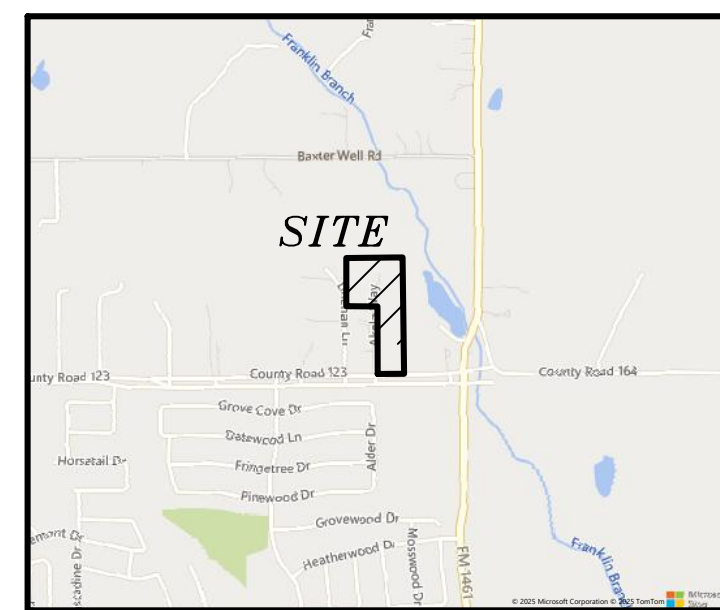
TENHESE South 09 degree 45 minutes 19 seconds East along the westerly boundary line of said Ryan tract, passing the northwesterly corner of a tract of land described to State of Texas, by the judgement recorded in Document Number 202500805872, O.P.R.C.T., continuing along the southwesterly right-of-way line of said Ryan tract, passing the southwest corner of Proposed U.S. Highway 380 (variable width public right-of-way), 0.909 feet less to a 1/2 inch rebar found with a cap stamped "HALF & ASSOC." for the most easterly southeast corner of the Ryan tract, thence S62°W, 100' to the northeast corner of said Ryan tract, being the North Line of Section 28, Township 3S, Range 1E, County Road No. 123 (variable width Right-of-Way), some being the most southeasterly corner of Joseph A. Lande Et UX, Nelson E. Lande, recorded in Volume 1011, Page 510, Deed Recorded in Document Number 202500805872, 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;

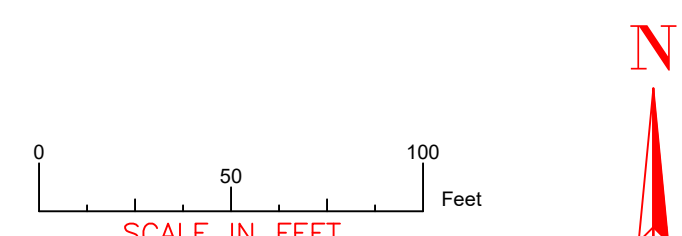
THENCE North 00 degrees 10 minutes 37 seconds West along the easterly right-of-way line of said Akela Way, for a distance of 704.01 feet to a point for corner from which a 5/8 inch rebar found bears South 88 degrees 54 minutes 19 seconds West for a distance of 6.53 feet;

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.



VICINITY MAP
NOT TO SCALE



The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00015271.

GENERAL NOTES

1. This exhibit was prepared without the benefit of a title commitment and without abstractor's encumbrance research and with information provided by the client only. The surveyor has not performed any additional encumbrance research and there may be encumbrances that affect the subject property that are not shown herein.

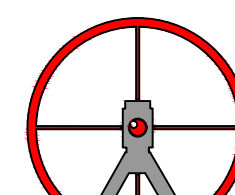
FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 4808SC0260K, dated June 7, 2017 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be outside the 1% annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

PRELIMINARY, THIS EXHIBIT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT
BE USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

ZONING EXHIBIT

11.232 ACRES SITUATED IN THE
J. STEWART SURVEY, ABSTRACT NO. 838
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS



TRXVERSE
LAND SURVEYING LLC

359 Lake Park Road | Suite 102 | Lewisville, TX 75057
T: 469.784.9321 | W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
CMC	DFM	12/9/2025	1" = 50'	TR-345-25	1

LEGEND

P.R.C.C.T. - PLAT RECORDS OF COLLIN COUNTY, TEXAS

D.R.C.C.T. - DEED RECORDS OF COLLIN COUNTY, TEXAS

O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

U.E. - UTILITY EASEMENT

B.L. - BUILDING LINE

E.T.J. - EXTRATERRITORIAL JURISDICTION

DOC. NO. - DOCUMENT NUMBER

VOL., PG. - VOLUME, PAGE

CAB., SL. - CABINET, SLIDE

C.M. - CONTROL MONUMENT