

LEGAL DESCRIPTION

SITUATED in the City of McKinney, County of Collin, State of Texas, being a part of the W.S. Richardson Survey, Abstract No. 747 and being all of Lot 2R, Block A of the Minor Replat of Lot 2, Block A, Replat of Block A of the McKinney Industrial Park No. 2, an addition to the City of McKinney, Collin County, Texas as per plat of record in Volume 2018, Page 783, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a 5/8 inch rebar found in the Westerly right-of-way line of Couch Drive, a 60 ft. wide public right-of-way, at the Northeast corner of Lot 1, Block A, Replat of Block A, McKinney Industrial Park No. 2 to the City of McKinney, Texas as per plat of record in Cabinet C, Slide 566, said Plat Records, and the Southeast corner of said Lot 2R;

THENCE North 42 deg. 14 min. 45 sec. West, with the Northerly line of said Lot 1, Replat of Block A, McKinney Industrial Park No. 2 and the Southerly line of said Lot 2R, a distance of 311.18 ft. to a 5/8 inch rebar found at the Southeast corner of Lot 1, Block A, Quadrant Chemical Addition to the City of McKinney, Texas as per plat of record in Volume 2015, Page 564, said Plat Records, an angle point of said Lot 1, Replat of Block A, McKinney Industrial Park No. 2 and the Southwest corner of said Lot 2R;

THENCE North 04 deg. 26 min. 13 sec. East, with the West line of said Lot 2R, a distance of 415.73 ft. to a 5/8 inch rebar found at the Southwest of Lot 1, Block A, Industrial Associates Addition to the City of McKinney, Texas as per plat of record in Cabinet J, Slide 806, said Plat Records and the Northwest corner of said Lot 2R, SAID rebar bears South 59 deg. 53 min. 17 sec. West, 0.06 ft. from a 1/2 inch capped rebar found (RPLS 5199);

THENCE South 85 deg. 31 min. 54 sec. East, with the South line of both said Lot 1, Block A, Industrial Associates Addition and Lot 2B, Block A, of the Amending Plat of Lot 2, Industrial Associates Addition to the City of McKinney, Texas as per plat of record in Volume 2006, Page 38, said Plat Records and the North line of said Lot 2R, a distance of 404.14 ft. to an "x" set in concrete at the Southeast corner of said Lot 2B and in the West line of Lot 2A1, Block A, said Minor Replat in Vol. 2018, Pg. 783, at the most Northerly Northeast corner of said Lot 2R;

THENCE South 04 deg. 30 min. 35 sec. West, with the West line of said Lot 2A1 and the Easterly line of said Lot 2R, a distance of 18.00 ft. to an "x" set in concrete at the Southwest corner of said Lot 2A1 and an Ell corner of said Lot 2R;

THENCE South 85 deg. 25 min. 47 sec. East, with the South line of said Lot 2A1 and the Northerly line of said Lot 2R, a distance of 391.77 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the Southeast corner of said Lot 2A1 and the most Easterly Northeast corner of said Lot 2R, lying in the West right-of-way line of said Couch Drive, SAID rebar set bears North 43 deg. 19 min. 34 sec. West, 0.62 ft. from a 1/2 inch capped rebar found (RPLS 3700);

THENCE Southwesterly, with the Westerly line of said Couch Drive right-of-way and the Easterly line of said Lot 2R, with a curve to the right, having a radius of 270.00 ft., a central angle of 10 deg. 05 min. 50 sec. (chord bears: South 42 deg. 56 min. 31 sec. West, 47.52 ft.) and an arc length of 47.58 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the end of said curve, SAID set rebar bears North 29 deg. 26 min. 01 sec. East, 1.47 ft. from a 1/2 inch capped rebar found (RPLS 3700);

THENCE South 47 deg. 44 min. 19 sec. West, continuing with the Westerly line of said Couch Drive right-of-way and the Easterly line of said Lot 2R, a distance of 787.21 ft. to the **PLACE OF BEGINNING** and containing **6.821 ACRES AND/OR 297,137 SQUARE FEET** of land.