

Legal Description

OWNERS CERTIFICATE

WHEREAS, ENTERTAINMENT 360, LLC, IS THE SOLE OWNER OF A TRACT OF LAND SITUATED IN THE BRIAN P. WORLEY SURVEY, ABSTRACT NO. 995 AND THE CHRISTOPHER SEARCY SURVEY, ABSTRACT NO. 830, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 1R1, BLOCK A, FINAL PLAT OF PARCEL 601-603, LOTS 1R1, 1R2, 1R3, AND 1R4, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2024, PAGE 711-714, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO SAID ENTERTAINMENT PROPERTIES 360, LLC AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 20131230001695210 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 5/8-INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY OF W. UNIVERSITY DRIVE (U.S. HIGHWAY NO. 380), A VARIABLE WIDTH RIGHT-OF-WAY, DESCRIBED IN DEED TO STATE OF TEXAS AS RECORDED IN VOLUME 3299, PAGE 170, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1R1 AND THE NORTHEAST CORNER OF LOT 3R, BLOCK A, AMENDING PLAT OF PARCEL 601-603, LOT 3R, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2009, PAGE 259, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 86 DEGREES 00 MINUTES 25 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY NO. 380 AND THE NORTH LINE OF SAID LOT 1R1, BLOCK A, A DISTANCE OF 577.90 FEET TO A 1/2-INCH IRON ROD WITH A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE NORTHWEST CORNER OF LOT 1R3, BLOCK A, OF SAID FINAL PLAT OF PARCEL 601-603, LOTS 1R1, 1R2, 1R3, AND 1R4, BLOCK A;

THENCE SOUTH 03 DEGREES 59 MINUTES 35 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY OF SAID W. UNIVERSITY DRIVE, ALONG THE WEST LINE OF SAID LOT 1R3, BLOCK A, A DISTANCE OF 280.79 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 1R3, BLOCK A;

THENCE NORTH 86 DEGREES 00 MINUTES 25 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1R3, BLOCK A, A DISTANCE OF 275.85 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE SOUTHEAST CORNER OF SAID LOT 1R3, BLOCK A;

THENCE NORTH 03 DEGREES 59 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1R3, BLOCK A, A DISTANCE OF 280.79 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE NORTHEAST CORNER OF SAID LOT 1R3, BLOCK A, ON THE SOUTH RIGHT-OF-WAY OF SAID W. UNIVERSITY DRIVE;

THENCE NORTH 86 DEGREES 00 MINUTES 25 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID W. UNIVERSITY DRIVE AND THE NORTH LINE OF SAID LOT 1R1, BLOCK A, A DISTANCE OF 1,112.74 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER OF SAID FINAL PLAT OF PARCEL 601-603, LOTS 1R1, 1R2, 1R3, AND 1R4, BLOCK A;

THENCE NORTH 87 DEGREES 24 MINUTES 06 SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF SAID W. UNIVERSITY DRIVE AND THE NORTH LINE OF SAID LOT 1R4, BLOCK A, A DISTANCE OF 102.24 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

THENCE NORTH 84 DEGREES 53 MINUTES 47 SECONDS EAST, A DISTANCE OF 27.57 FEET TO 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE MOST EASTERLY NORTHEAST LINE OF SAID LOT 1R4, BLOCK A, OF SAID FINAL PLAT OF PARCEL 601-603, LOTS 1R1, 1R2, 1R3, AND 1R4, BLOCK A;

THENCE SOUTH 01 DEGREES 00 MINUTES 32 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY OF SAID W. UNIVERSITY DRIVE, ALONG THE EAST LINE OF SAID LOT 1R4, BLOCK A, A DISTANCE OF 514.19 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE SOUTHEAST CORNER OF SAID LOT 1R4, BLOCK A;

THENCE ALONG THE SOUTH LINES OF SAID LOT 1R4, BLOCK A, AND NORTH LINES OF SAID LOT A-1, BLOCK A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 70 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 110.16 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

NORTH 63 DEGREES 25 MINUTES 12 SECONDS WEST, A DISTANCE OF 73.74 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 03 MINUTES 42 SECONDS, CHORD BEARING OF SOUTH 42 DEGREES 33 MINUTES 19 SECONDS WEST, AND A CHORD LENGTH OF 96.65 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE DISTANCE OF 97.93 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

NORTH 80 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 21.22 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

SOUTH 86 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 152.03 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

THENCE ALONG THE SOUTH LINES OF SAID LOT 1R1, BLOCK A, AND THE NORTH LINES OF LOT 1R2, BLOCK A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 03 DEGREES 59 MINUTES 36 SECONDS EAST, A DISTANCE OF 70.68 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE SOUTHEAST CORNER OF SAID LOT 1R1, BLOCK A, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,665.34 FEET, A CENTRAL ANGLE OF 02 DEGREES 18

MINUTES 31 SECONDS, A CHORD BEARING OF SOUTH 89 DEGREES 52 MINUTES 06 SECONDS WEST, AND A CHORD LENGTH OF 107.39 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 107.40 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,586.43 FEET, A CENTRAL ANGLE OF 06 DEGREES 31 MINUTES 45 SECONDS, A CHORD BEARING OF SOUTH 85 DEGREES 26 MINUTES 06 SECONDS WEST, AND A CHORD LENGTH OF 294.57 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 294.73 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,754.43 FEET, A CENTRAL ANGLE OF 09 DEGREES 10 MINUTES 32 SECONDS, A CHORD BEARING OF SOUTH 85 DEGREES 35 MINUTES 04 SECONDS WEST, AND A CHORD LENGTH OF 280.66 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 280.96 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,369.59 FEET, A CENTRAL ANGLE OF 03 DEGREES 20 MINUTES 24 SECONDS, A CHORD BEARING OF NORTH 88 DEGREES 22 MINUTES 54 SECONDS WEST, AND A CHORD LENGTH OF 79.83 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 79.84 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,455.41 FEET, A CENTRAL ANGLE OF 08 DEGREES 26 MINUTES 26 SECONDS, A CHORD BEARING OF NORTH 85 DEGREES 13 MINUTES 14 SECONDS WEST, AND A CHORD LENGTH OF 508.85 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 509.04 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,522.19 FEET, A CENTRAL ANGLE OF 04 DEGREES 11 MINUTES 55 SECONDS, A CHORD BEARING OF SOUTH 88 DEGREES 49 MINUTES 47 SECONDS WEST, AND A CHORD LENGTH OF 111.52 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 111.54 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,521.38 FEET, A CENTRAL ANGLE OF 03 DEGREES 22 MINUTES 20 SECONDS, A CHORD BEARING OF SOUTH 85 DEGREES 02 MINUTES 43 SECONDS WEST, AND A CHORD LENGTH OF 89.53 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 89.55 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,522.19 FEET, A CENTRAL ANGLE OF 05 DEGREES 54 MINUTES 44 SECONDS, A CHORD BEARING OF SOUTH 80 DEGREES 24 MINUTES 14 SECONDS WEST, AND A CHORD LENGTH OF 157.00 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 157.07 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1R2, BLOCK A;

THENCE SOUTH 12 DEGREES 33 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1R2, BLOCK A, A DISTANCE OF 36.04 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 1R2, BLOCK A;

THENCE CONTINUING ALONG THE SOUTH LINES OF SAID LOT 1R1, BLOCK A, AND ALONG THE NORTH AND WEST LINES OF COMMON AREA A-1, BLOCK A (UTILITY, DRAINAGE, NON-EXCLUSIVE LANDSCAPE, PEDESTRIAN ACCESS, BICYCLE ACCESS, & 100 YEAR POSITIVE OVERFLOW EASEMENT), PARCEL 602, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 391, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

SOUTH 73 DEGREES 35 MINUTES 07 SECONDS WEST, A DISTANCE OF 169.29 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

SOUTH 53 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 178.16 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

SOUTH 07 DEGREES 03 MINUTES 29 SECONDS EAST, A DISTANCE OF 139.26 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

SOUTH 04 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 95.55 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

SOUTH 57 DEGREES 34 MINUTES 31 SECONDS WEST, A DISTANCE OF 53.12 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

SOUTH 14 DEGREES 02 MINUTES 44 SECONDS WEST, A DISTANCE OF 74.98 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

SOUTH 71 DEGREES 55 MINUTES 25 SECONDS WEST, A DISTANCE OF 151.74 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 1R AND THE NORTHWEST CORNER OF SAID COMMON AREA A-1, ON THE EAST RIGHT-OF-WAY OF N. CUSTER ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE ALONG THE OF EAST RIGHT-OF-WAY OF SAID N. CUSTER ROAD AND THE WEST LINE OF SAID LOT 1R, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 34 MINUTES 39 SECONDS WEST, A DISTANCE OF 607.02 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

NORTH 05 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 63.09 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR CORNER;

NORTH 00 DEGREES 34 MINUTES 39 SECONDS WEST, A DISTANCE OF 8.09 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1R AND THE SOUTHWEST CORNER OF LOT 4, BLOCK A, CONVEYANCE PLAT PARCEL 601-603, LOTS 1R AND 4, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2011, PAGE 383, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 25 MINUTES 56 SECONDS EAST, DEPARTING THE EAST RIGHT-OF-WAY OF SAID CUSTER ROAD, ALONG THE NORTH LINE OF SAID LOT 1R1, AND THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 290.00 FEET TO A 1/2-INCH IRON ROD

WITH A RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE SOUTHEAST CORNER
OF SAID LOT 4, BLOCK A;

THENCE NORTH 00 DEGREES 34 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF
SAID LOT 4, A DISTANCE OF 175.00 FEET TO A 1/2-INCH IRON ROD WITH A RED PLASTIC
CAP STAMPED "W.A.I. 5714" CAP SET FOR THE NORTHEAST CORNER OF SAID LOT 4,
BLOCK A, ON THE SOUTH LINE OF LOT 3R, BLOCK A;

THENCE NORTH 89 DEGREES 25 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE
OF SAID LOT 3R, BLOCK A, A DISTANCE OF 134.96 FEET TO A 1/2-INCH IRON ROD WITH A
RED PLASTIC CAP STAMPED "W.A.I. 5714" CAP SET FOR THE SOUTHEAST CORNER OF
SAID LOT 3R;

THENCE NORTH 00 DEGREES 34 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF
SAID LOT 3R, BLOCK A, A DISTANCE OF 273.99 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN THESE METES AND BOUNDS 31.392 ACRES OR 1,367,420 SQUARE
FEET OF LAND, MORE OR LESS.