

## 14.235 ACRES – LEGAL DESCRIPTION

BEING that parcel of land located in the City of McKinney, Collin County, Texas, a part of the Andrew Young Survey, Abstract Number 1037, a part of the Jacob Naugle Survey, Abstract Number 662, being all of Parcel 813A, Phase II, an addition to the City of McKinney, Collin county, Texas, as recorded in Cabinet L, Page 576, Map Records Collin County, Texas, said Parcel 813A, Phase II, also being described in a Special Warranty Deed to Experian Information Solutions, Inc., as recorded in Volume 4564, Page 1728, Deed Records Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "PETSCH" found at north corner of said Parcel 813A, said point being the most westerly corner of Lot 2, Block A of Parcel 813B, Lots 1 and 2, Block A, an addition to the City of McKinney, Collin County, Texas, as recorded in Volume 2013, Page 252, Map Records Collin County, Texas, said point being in the south line of Eldorado Parkway West (a 120 foot wide right-of-way);

THENCE along the northeast line of said Parcel 813A and along the southwest line of said Lot 2 as follows;

South 23 degrees 51 minutes 23 seconds East, 894.33 feet to a one-half inch iron rod with cap stamped "PETSCH" found for corner;

South 56 degrees 58 minutes 39 seconds East, 50.66 feet to a one-half inch iron rod found at the east corner of said Parcel 813A, said point being the north corner of Lot 1, Block A, of Experian Data Center, an addition to the City of McKinney as recorded in Cabinet K, Page 606, Map Records Collin County, Texas, from which a five-eighths inch iron rod with cap stamped "KHA" found at the west corner of Lot 1R, Block A of Parcel 813B Lot 1R, Block A, an addition to the City of McKinney as recorded in Volume 2014, Page 542, Map Records Collin County, Texas bears South 58 degrees 32 minutes 11 seconds East, 3.16 feet;

THENCE Southwesterly, 733.95 feet along a non-tangent curve to the right having a central angle of 25 degrees 10 minutes 52 seconds, a radius of 1,670.00 feet, a tangent of 373.00 feet, and whose chord bears South 42 degrees 11 minutes 12 seconds West, 728.06 feet to a one-half inch iron rod with cap stamped "PETSCH" found at the south corner of said Parcel 813A, said point being the west corner of said Lot 1, and said point being in the northeast line of Lot 1R, Block A of United American Insurance Co. Addition, an addition to the City of McKinney, as recorded in Volume 2007, Page 590, Map Records Collin County, Texas;

THENCE along the southwest line of said Parcel 813A and along the northeast line of said Lot 1R (United American Insurance Co. Addition) as follows;

North 35 degrees 14 minutes 04 seconds West, 398.66 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Northwesterly, 212.94 feet along a curve to the right having a central angle of 12 degrees 12 minutes 02 seconds, a radius of 1,000.00 feet, a tangent of 106.87 feet, and whose chord bears North 29 degrees 08 minutes 02 seconds West, 212.54 feet to a five-eighths inch iron rod with cap stamped "PETSCH" found for corner;

North 23 degrees 02 minutes 01 seconds West, 649.38 feet to a one-half inch iron rod with cap stamped "PACHECO KOCH" found at the west corner of said Parcel 813A, said point being the most northerly corner of said Lot 1R (United American Insurance Co. Addition), and said point being in the south line of Eldorado Parkway West;

THENCE along the north line of said Parcel 813A and along the south of Eldorado Parkway West as follows;

North 66 degrees 58 minutes 49 seconds East, 547.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Northeasterly, 179.57 feet along a curve to the right having a central angle of 05 degrees 35 minutes 30 seconds, a radius of 1,840.00 feet, a tangent of 89.86 feet, and whose chord bears North 69 degrees 47 minutes 00 seconds East, 179.50 feet to the POINT OF BEGINNING and containing 819,409 square feet or 18.811 acres of land.

**SAVE AND EXCEPT:**

BEING that parcel of land located in the City of McKinney, Collin County, Texas. a part of the Andrew Young Survey, Abstract Number 1037, a part of the Jacob Naugle Survey, Abstract Number 662, being a part of Parcel 813A, Phase 11, an addition to the City of McKinney, Collin County, Texas, as recorded in Cabinet L, Page 577, Map Records Collin County, Texas, said Parcel 813A, Phase II, also being described in a Special Warranty Deed to Experian Information Solutions, Inc., as recorded in Volume 4564, Page 1728, Deed Records Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "PETSCH" found at north corner of said Parcel 813A, said point being the most westerly corner of Lot 2, Block A of Parcel 8138, Lots 1 and 2, Block A, an addition to the City of McKinney, Collin County, Texas, as recorded in Volume 2013, Page 252, Map Records Collin County, Texas, said point being in the south line of Eldorado Parkway West (a 120 foot wide right-of-way);

THENCE South 23 degrees 51 minutes 23 seconds East, 260.53 feet along the northeast line of said Parcel 813A and along the southwest line of said Lot 2 to a one-half inch iron rod with a cap stamped "JBI" set (hereinafter called "iron rod set") for corner;

THENCE South 65 degrees 11 minutes 24 seconds West, 183.21 feet to a one-half inch iron rod set for corner;

THENCE South 66 degrees 58 minutes 49 seconds West, 547.35 feet to a one-half inch iron rod set in the southwest line of said Parcel 813A, said point being in the northeast line of Lot 1R, Block A of United American Insurance Co. Addition, an addition to the City of McKinney, as recorded in Volume 2007, Page 590, Map Records Collin County, Texas;

THENCE North 23 degrees 02 minutes 01 second West, 275.00 feet to a one-half inch iron rod with cap stamped "PETSCH" found at the west corner of said Parcel 813A, said point being the

most northerly corner of said Lot 1R (United American Insurance Co. Addition), and said point being in the south line of Eldorado Parkway West;

THENCE along the north line of said Parcel 813A and along the south of Eldorado Parkway West as follows:

North 66 degrees 58 minutes 49 seconds East, 547.45 feet to a one-half inch iron rod set for corner;

Northeasterly, 179.57 feet along a curve to the right having a central angle of 05 degrees 35 minutes, 30 seconds, a radius of 1,840.00 feet, a tangent of 89.86 feet, and whose chord bears North 69 degrees 47 minutes 00 seconds East, 179.50 feet to the POINT OF BEGINNING and containing 199,312 square feet or 4.576 acres of land.