

1.015 Acres

All that certain tract or parcel of land located in the John R. Burrows Survey, Abstract No. 70, City of McKinney, Collin County, Texas, and being a part of a called 1.264 acre tract described by deed from LIDL US Operations, LLC to Benchmark Equity, LLC, dated December 28, 2021, and recorded in County Clerk's Document Number 20211230002618780 in the Official Property Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (found) for the southwest of the above referenced 1.264 acre tract, same being the southeast corner of Lot 5, Block A, Custer's Bobos Addition, recorded in Volume 2017, Page 152 in the Plat Records of Collin County and being in the north right of way line of Virginia Parkway;

THENCE North 00 deg. 26 min. 25 sec. West with the west line of said 1.264 acre tract and with said east line of said Lot 5, a distance of 199.93 feet to a 1/2 inch iron rod with "Summit" cap set (hereafter "Summit") for corner in same;

THENCE North 89 deg. 14 min. 02 sec. East across said 1.264 acre tract, a distance of 230.33 feet to a 1/2 inch iron rod "Summit" (set) for corner in the east line of same and being in the west right of way line of Custer Road;

THENCE South 00 deg. 31 min. 26 sec. East with said east line and said west right of way line, a distance of 147.15 feet to a 1/2 inch iron rod (found) for corner in same and being at a corner chamfer into the north right of way of said Virginia Parkway;

THENCE South 44 deg. 21 min. 18 sec. West with a southeast line of said 1.264 acre tract and continuing with said west right of way line, a distance of 70.86 feet to a 1/2 inch iron rod "Summit" (set) for corner in the north right of way line of said Virginia Parkway;

THENCE South 89 deg. 14 min. 02 sec. West with the south line of said 1.264 acre tract and with said north right of way line, a distance of 150.00 feet to a 1/2 inch iron rod (found) for corner in same and being the beginning of a curve to the left;

THENCE continuing with said common line and along said curve to the left, having a Delta of 10 deg. 21 min. 10 sec., a Radius of 170.42 feet, a Chord which bears South 84 deg. 03 min. 27 sec. West – 30.75 feet, and an Arc length of 30.79 feet to the **PLACE OF BEGINNING**, containing 1.015 acres (44,216 sq. ft.) of land.