

**LEGAL DESCRIPTION**  
**(ZONING – 785.694 ACRES)**

Being a parcel of land located in the City of McKinney, Collin County, Texas, a part of the Joseph Crutchfield Survey, Abstract Number 203, a part of the George Crutchfield Survey, Abstract Number 204, a part of the Dixon M. Crutchfield Survey, Abstract Number 205, a part of the John Crutchfield Survey, Abstract Number 206, a part of the James M. Feland Survey, Abstract Number 322, being all of that called 200.496 acre tract of land described in deed to Billingsley 380 North, LTD. as recorded in Document Number 20140109000025020, Official Public Records of Collin County, Texas, being all of that called 127.444 acre tract of land described in deed to Billingsley Cornell Capital, L.P. as recorded in Document Number 20140109000025010, Official Public Records of Collin County, Texas, being all of that called 25.701 acre tract of land described in deed to Billingsley 380 North, LTD. as recorded in Document Number 20140109000025030, Official Public Records of Collin County, Texas, being all of that called 49.868 acre tract of land described in deed to United Business Park Phase II Limited, ETAL as recorded in Document Number 20220323000463680, Official Public Records of Collin County, Texas, being all of that called 136.8517 acre tract of land described in deed to CB Parkway Business Center XIV, LTD. as recorded in Volume 6082, Page 1767, Official Public Records of Collin County, Texas, being a part of that called 245.81 acre tract of land described in deed to Billingsley 380 North, LTD. as recorded in Document Number 20140109000025050, Official Public Records of Collin County, Texas, being all of that called 16.998 acre tract of land described in deed to Henry Land, LTD. as recorded in Document Number 20140702000682490, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at the northwest corner of said 127.444 acre tract, said point also being in County Road No. 123;

THENCE South 89 degrees 17 minutes 41 seconds East, 1,173.61 feet to a point for corner in County Road No. 123;

THENCE South 89 degrees 05 minutes 16 seconds East, 1,735.17 feet to a point for corner;

THENCE South 00 degrees 40 minutes 35 seconds West, 44.77 feet to a point for corner;

THENCE South 89 degrees 19 minutes 25 seconds East, 343.97 feet to a point for corner in the approximate centerline of a creek, said point also being the northeast corner of said 200.496 acre tract;

THENCE along the east line of said 200.496 acre tract and creek as follows:

- South 00 degrees 18 minutes 08 seconds West, 75.89 feet to a point for corner;
- South 25 degrees 12 minutes 31 seconds West, 370.60 feet to a point for corner;
- South 15 degrees 31 minutes 55 seconds East, 181.85 feet to a point for corner;
- South 25 degrees 26 minutes 29 seconds East, 149.85 feet to a point for corner;
- South 04 degrees 52 minutes 02 seconds East, 115.90 feet to a point for corner;
- South 16 degrees 25 minutes 47 seconds West, 225.59 feet to a point for corner;

South 38 degrees 17 minutes 56 seconds West, 103.20 feet to a point for corner;  
South 08 degrees 37 minutes 48 seconds West, 60.32 feet to a point for corner;  
South 25 degrees 53 minutes 14 seconds East, 120.79 feet to a point for corner;  
South 40 degrees 56 minutes 47 seconds East, 74.17 feet to a point for corner;  
South 58 degrees 27 minutes 22 seconds East, 239.29 feet to a point for corner;  
South 39 degrees 45 minutes 00 seconds East, 195.95 feet to a point for corner;  
South 48 degrees 38 minutes 47 seconds East, 160.12 feet to a point for corner;  
South 38 degrees 22 minutes 19 seconds East, 174.32 feet to a point for corner;  
South 59 degrees 51 minutes 06 seconds East, 210.13 feet to a point for corner;  
South 48 degrees 21 minutes 52 seconds East, 69.67 feet to a point for corner;  
South 00 degrees 55 minutes 03 seconds East, 134.33 feet to a point for corner;  
South 26 degrees 19 minutes 51 seconds West, 295.14 feet to a point for corner;  
South 01 degrees 03 minutes 01 seconds West, 66.94 feet to a point for corner;  
South 41 degrees 43 minutes 07 seconds East, 164.51 feet to a point for corner;  
North 90 degrees 00 minutes 00 seconds East, leaving said creek, 60.70 feet to a point for corner;

THENCE continuing along east line of said 200.496 acre tract as follows:

South 01 degrees 25 minutes 18 seconds West, 1,316.18 feet to a point for corner;  
North 78 degrees 43 minutes 17 seconds West, 685.35 feet to a point for corner;  
South 00 degrees 06 minutes 42 seconds West, 1,476.55 feet to a point for corner, said point being the most southerly southeast corner of said 200.496 acre tract, said point being in the north line of said 49.868 acre tract. said point also being in County Road No. 124;

THENCE South 88 degrees 30 minutes 14 seconds East, following along County Road No. 124, 994.39 feet to a point at the northeast corner of said 49.868 acre tract;

THENCE along the east line of said 49.868 acre tract as follows:

South 24 degrees 25 minutes 48 seconds East, 124.32 feet to a point for corner;  
South 00 degrees 37 minutes 43 seconds West, 1,852.16 feet to a point at the southeast corner of said 49.868 acre tract;

THENCE North 89 degrees 27 minutes 36 seconds West, 1,101.30 feet to a point at the southwest corner of said 49.868 acre tract;

THENCE North 00 degrees 33 minutes 57 seconds East, 1,982.15 feet to a point at the northwest corner of said 49.868 acre tract, said point being in the south line of said 200.496 acre tract, said point also being in County Road No. 124;

THENCE along south and west lines of said 200.496 acre tract as follows:

North 88 degrees 44 minutes 46 seconds West, 593.26 feet to a point for corner in County Road No. 124;  
North 00 degrees 14 minutes 13 seconds East, 2,647.20 feet to a point for corner;  
South 76 degrees 56 minutes 27 seconds West, 515.00 feet to a point for corner, said point being the northeast corner of said 16.998 acre tract;

THENCE South 00 degrees 15 minutes 30 seconds West, 2,520.73 feet to a point at the southeast corner of said 16.998 acre tract, said point also being in County Road No. 124;

THENCE North 88 degrees 52 minutes 10 seconds West, 297.78 feet to a point at the southwest corner of said 16.998 acre tract, said point also being in County Road No. 124;

THENCE North 00 degrees 14 minutes 16 seconds East, 290.00 feet to a point for corner in the west line of said 16.998 acre tract, said point also being the southeast corner of said 25.701 acre tract;

THENCE along the south line of said 25.701 acre tract as follows:

North 88 degrees 49 minutes 01 seconds West, 149.80 feet to a point for corner;  
South 00 degrees 14 minutes 16 seconds West, 290.40 feet to a point for corner in County Road No. 124;  
North 89 degrees 06 minutes 09 seconds West, 119.25 feet to a point for corner in County Road No. 124;  
North 36 degrees 38 minutes 39 seconds West, 615.56 feet to a point for corner in County Road No. 124;  
North 21 degrees 56 minutes 32 seconds East, 275.02 feet to a point for corner;  
North 63 degrees 08 minutes 24 seconds West, 129.54 feet to a point at the southwest corner of said 25.701 acre tract, said point also being in the east line of said 127.444 acre tract;

THENCE South 21 degrees 24 minutes 11 seconds West, 208.51 feet to a point at the southeast corner of said 127.444 acre tract, said point being in County Road No. 124;

THENCE along the south line of said 127.444 acre tract and along County Road No. 124 as follows:

North 37 degrees 28 minutes 37 seconds West, 193.61 feet to a point for corner;  
North 46 degrees 05 minutes 25 seconds West, 190.10 feet to a point for corner;  
North 42 degrees 34 minutes 44 seconds West, 211.61 feet to a point for corner;  
North 41 degrees 52 minutes 23 seconds West, 30.38 feet to a point for corner;  
North 56 degrees 23 minutes 31 seconds West, 85.18 feet to a point for corner;  
North 65 degrees 43 minutes 17 seconds West, 170.62 feet to a point for corner;  
South 87 degrees 01 minutes 01 seconds West, 111.08 feet to a point for corner;  
South 86 degrees 58 minutes 10 seconds West, 401.84 feet to a point for corner in the west line of said 127.444 acre tract, said point also being in the east line of said 245.81 acre tract;

THENCE South 88 degrees 05 minutes 30 seconds West, 293.37 feet to a point for corner, said point being the southeast corner of that called 1.033 acre tract as described in deed to Jerry Harpole ET UX, Martha Jane Harpole as recorded in Volume 768, Page 569, Official Public Records of Collin County, Texas;

THENCE along the east, north, and west line of said 1.033 acre tract as follows:

North 09 degrees 54 minutes 15 seconds East, 99.40 feet to a point for corner;

North 02 degrees 33 minutes 15 seconds East, 209.00 feet to a point for corner, said point being the northeast corner of said 1.033 acre tract;

North 85 degrees 40 minutes 28 seconds West, 155.60 feet to a point for corner, said point being the northwest corner of said 1.033 acre tract;

South 00 degrees 51 minutes 13 seconds East, 318.62 feet to a point for corner, said point being the southwest corner of said 1.033 acre tract;

THENCE South 55 degrees 03 minutes 36 seconds West, 133.33 feet to a point for corner in the approximate centerline of a creek, said point being in the west line of said 245.81 acre tract;

THENCE along the approximate centerline of the creek as follows:

South 25 degrees 30 minutes 07 seconds West, 97.04 feet to a point for corner;  
South 06 degrees 04 minutes 01 seconds East, 172.91 feet to a point for corner;  
South 01 degrees 03 minutes 09 seconds East, 241.12 feet to a point for corner;  
South 26 degrees 11 minutes 13 seconds West, 44.93 feet to a point for corner;  
South 12 degrees 03 minutes 52 seconds West, 20.71 feet to a point for corner;  
South 32 degrees 18 minutes 53 seconds East, 70.94 feet to a point for corner;  
South 63 degrees 34 minutes 52 seconds East, 54.54 feet to a point for corner;  
South 12 degrees 13 minutes 07 seconds West, 233.58 feet to a point for corner;  
South 46 degrees 30 minutes 00 seconds East, 116.65 feet to a point for corner;  
South 15 degrees 10 minutes 06 seconds West, 276.00 feet to a point for corner, said point being in the south line of said 245.81 acre tract;

THENCE along the south line of said 245.81 acre tract and the approximate centerline of the creek as follows:

South 77 degrees 44 minutes 30 seconds West, 257.61 feet to a point for corner;  
South 66 degrees 49 minutes 15 seconds West, 307.20 feet to a point for corner;  
South 25 degrees 36 minutes 33 seconds West, 194.23 feet to a point for corner;  
South 07 degrees 30 minutes 38 seconds East, 108.29 feet to a point for corner;  
South 50 degrees 28 minutes 15 seconds West, 331.94 feet to a point for corner;  
North 69 degrees 27 minutes 42 seconds West, 126.27 feet to a point for corner;  
North 67 degrees 24 minutes 14 seconds West, 414.26 feet to a point for corner;  
South 85 degrees 39 minutes 17 seconds West, 390.66 feet to a point for corner;  
North 64 degrees 14 minutes 05 seconds West, 633.78 feet to a point for corner, said point also being in the south line of said 136.8517 acre tract;

THENCE along the south line of said 136.8517 acre tract and the approximate centerline of the creek as follows:

North 35 degrees 00 minutes 40 seconds West, 774.86 feet to a point for corner;  
North 14 degrees 11 minutes 13 seconds West, 1,124.48 feet to a point for corner;  
North 27 degrees 50 minutes 25 seconds West, 347.37 feet to a point for corner;  
North 55 degrees 29 minutes 51 seconds West, 225.16 feet to a point for corner;  
North 79 degrees 37 minutes 07 seconds West, 307.78 feet to a point for corner;  
North 65 degrees 39 minutes 02 seconds West, 353.72 feet to a point for corner;  
North 85 degrees 14 minutes 34 seconds West, 147.55 feet to a point for corner;  
North 42 degrees 40 minutes 15 seconds West, 130.09 feet to a point for corner;

North 20 degrees 11 minutes 47 seconds West, 87.62 feet to a point for corner;  
North 42 degrees 44 minutes 25 seconds West, 78.85 feet to a point for corner;  
North 44 degrees 31 minutes 46 seconds East, 90.21 feet to a point for corner;  
North 66 degrees 10 minutes 48 seconds West, 36.10 feet to a point for corner;  
South 58 degrees 09 minutes 57 seconds West, 32.31 feet to a point for corner;  
North 61 degrees 25 minutes 27 seconds West, 30.53 feet to a point for corner;  
North 04 degrees 48 minutes 34 seconds East, 40.83 feet to a point for corner;  
North 30 degrees 15 minutes 38 seconds West, 63.23 feet to a point for corner;  
North 22 degrees 42 minutes 58 seconds East, 12.68 feet to a point for corner;  
South 85 degrees 29 minutes 31 seconds East, 45.94 feet to a point for corner;  
North 74 degrees 22 minutes 57 seconds East, 9.77 feet to a point for corner;  
North 01 degrees 36 minutes 49 seconds East, 37.36 feet to a point for corner, said point  
being the northwest corner of said 136.8517 acre tract;

THENCE along the north line of said 136.8517 acre tract as follows:

North 82 degrees 08 minutes 35 seconds East, 2,316.15 feet to a point for corner;  
South 09 degrees 42 minutes 00 seconds East, 187.24 feet to a point for corner;  
North 82 degrees 08 minutes 50 seconds East, 457.12 to a point for corner, said point  
being the northeast corner of said 136.8517 acre tract, said point also being the southwest corner  
of said 245.81 acre tract;

THENCE along the west line of said 245.81 acre tract and creek as follows:

North 02 degrees 50 minutes 28 seconds West, 17.21 feet to a point for corner;  
North 45 degrees 05 minutes 12 seconds West, 88.72 feet to a point for corner;  
North 78 degrees 58 minutes 28 seconds East, 133.03 feet to a point for corner;  
North 01 degrees 02 minutes 22 seconds East, 107.56 feet to a point for corner;  
South 64 degrees 11 minutes 24 seconds East, 60.81 feet to a point for corner;  
South 09 degrees 30 minutes 07 seconds East, 56.26 feet to a point for corner;  
North 84 degrees 26 minutes 13 seconds East, 28.95 feet to a point for corner;  
North 25 degrees 23 minutes 20 seconds East, 134.38 feet to a point for corner;  
North 37 degrees 54 minutes 23 seconds East, 273.58 feet to a point for corner;  
North 40 degrees 36 minutes 01 seconds West, 38.69 feet to a point for corner;  
South 40 degrees 37 minutes 46 seconds West, 108.17 feet to a point for corner;  
North 69 degrees 08 minutes 13 seconds West, 187.25 feet to a point for corner;  
North 08 degrees 00 minutes 44 seconds West, 88.38 feet to a point for corner;  
North 85 degrees 12 minutes 05 seconds East, 112.01 feet to a point for corner;  
North 25 degrees 58 minutes 00 seconds East, 57.57 feet to a point for corner;  
North 76 degrees 37 minutes 43 seconds West, 107.51 feet to a point for corner;  
North 03 degrees 45 minutes 29 seconds East, 87.03 feet to a point for corner;  
North 58 degrees 43 minutes 54 seconds West, 99.46 feet to a point for corner;  
North 69 degrees 22 minutes 39 seconds East, 89.41 feet to a point for corner;  
North 51 degrees 03 minutes 34 seconds East, 184.54 feet to a point for corner;  
North 79 degrees 54 minutes 25 seconds West, 112.38 feet to a point for corner;  
North 12 degrees 32 minutes 13 seconds East, 30.40 feet to a point for corner;  
North 52 degrees 59 minutes 07 seconds East, 117.73 feet to a point for corner;  
North 14 degrees 35 minutes 49 seconds East, 37.18 feet to a point for corner;

North 80 degrees 32 minutes 32 seconds West, 36.66 feet to a point for corner;  
South 68 degrees 38 minutes 35 seconds West, 57.74 feet to a point for corner;  
North 75 degrees 20 minutes 40 seconds West, 56.38 feet to a point for corner;  
North 05 degrees 18 minutes 32 seconds East, 30.94 feet to a point for corner;  
North 56 degrees 54 minutes 54 seconds East, 80.71 feet to a point for corner;  
North 35 degrees 40 minutes 21 seconds East, 45.52 feet to a point for corner;  
North 77 degrees 59 minutes 44 seconds West, 41.83 feet to a point for corner;  
South 70 degrees 35 minutes 03 seconds West, 122.78 feet to a point for corner;  
North 38 degrees 03 minutes 26 seconds West, 14.54 feet to a point for corner;  
North 03 degrees 31 minutes 53 seconds West, 54.24 feet to a point for corner;  
North 71 degrees 12 minutes 24 seconds East, 92.19 feet to a point for corner;  
North 19 degrees 15 minutes 30 seconds East, 22.88 feet to a point for corner;  
North 49 degrees 38 minutes 34 seconds West, 21.14 feet to a point for corner;  
North 82 degrees 36 minutes 07 seconds West, 69.87 feet to a point for corner;  
North 15 degrees 38 minutes 42 seconds West, 60.99 feet to a point for corner;  
South 75 degrees 22 minutes 18 seconds East, 72.72 feet to a point for corner;  
North 57 degrees 25 minutes 35 seconds East, 62.70 feet to a point for corner;  
North 08 degrees 11 minutes 59 seconds West, 25.60 feet to a point for corner;  
North 54 degrees 07 minutes 04 seconds West, 162.56 feet to a point for corner;  
North 11 degrees 42 minutes 33 seconds East, 30.82 feet to a point for corner;  
North 65 degrees 04 minutes 17 seconds East, 43.47 feet to a point for corner;  
North 39 degrees 25 minutes 15 seconds West, 72.29 feet to a point for corner;  
North 36 degrees 05 minutes 54 seconds East, 52.77 feet to a point for corner;  
South 57 degrees 59 minutes 20 seconds East, 53.40 feet to a point for corner;  
North 53 degrees 02 minutes 06 seconds East, 58.97 feet to a point for corner;  
South 48 degrees 49 minutes 17 seconds East, 54.25 feet to a point for corner;  
North 20 degrees 09 minutes 42 seconds East, 86.13 feet to a point for corner;  
North 08 degrees 52 minutes 19 seconds East, 141.71 feet to a point for corner;  
North 13 degrees 50 minutes 13 seconds West, 70.82 feet to a point for corner;  
North 07 degrees 54 minutes 41 seconds East, 74.53 feet to a point for corner;  
North 66 degrees 26 minutes 10 seconds West, 153.18 feet to a point for corner;  
North 44 degrees 49 minutes 35 seconds West, 26.39 feet to a point for corner;  
North 06 degrees 40 minutes 44 seconds West, 58.42 feet to a point for corner;  
North 58 degrees 02 minutes 48 seconds East, 57.38 feet to a point for corner;  
South 10 degrees 08 minutes 41 seconds East, 41.14 feet to a point for corner;  
North 85 degrees 02 minutes 26 seconds East, 49.03 feet to a point for corner;  
South 17 degrees 19 minutes 42 seconds West, 20.86 feet to a point for corner;  
South 89 degrees 17 minutes 21 seconds East, 24.34 feet to a point for corner;  
North 10 degrees 36 minutes 39 seconds East, 55.64 feet to a point for corner;  
North 72 degrees 45 minutes 51 seconds West, 38.73 feet to a point for corner;  
North 33 degrees 52 minutes 01 seconds East, 41.12 feet to a point for corner;  
South 52 degrees 21 minutes 00 seconds East, 57.97 feet to a point for corner;  
South 89 degrees 58 minutes 05 seconds East, 28.63 feet to a point for corner;  
North 79 degrees 38 minutes 13 seconds West, 14.68 feet to a point for corner;  
North 07 degrees 03 minutes 21 seconds West, 107.52 feet to a point for corner;  
North 85 degrees 37 minutes 27 seconds West, 36.17 feet to a point for corner;

South 36 degrees 04 minutes 54 seconds West, 45.40 feet to a point for corner;  
North 55 degrees 59 minutes 35 seconds West, 86.38 feet to a point for corner;  
North 00 degrees 42 minutes 36 seconds East, 103.53 feet to a point for corner;  
North 04 degrees 30 minutes 47 seconds West, 73.98 feet to a point for corner;  
North 36 degrees 05 minutes 42 seconds West, 55.49 feet to a point for corner;  
North 00 degrees 11 minutes 28 seconds West, 68.64 feet to a point for corner;  
North 17 degrees 39 minutes 41 seconds East, 41.79 feet to a point for corner;  
North 37 degrees 06 minutes 32 seconds East, 40.53 feet to a point for corner;  
North 00 degrees 43 minutes 50 seconds East, 35.13 feet to a point at the northwest  
corner of said 245.81 acre tract, said point also being in County Road No. 123;

THENCE South 89 degrees 14 minutes 00 seconds East, 1,969.11 feet along the north line of  
said 245.81 acre tract and along County Road No. 123 to the POINT OF BEGINNING and  
containing 34,224,826 square feet or 785.694 acres of land.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.23, DOES NOT REFLECT THE  
RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY  
OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND  
INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION  
OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS  
PREPARED.



Mark W. Harp, R.P.L.S. No. 6425  
September 5, 2024

