

Being a 140.061 acre tract of land situated in the Meredith Hart Survey Abstract No. 371, Collin County, Texas and being the same land described in a deed to McKinney Bloomdale Partners, L.P. as recorded in Instrument No. 20080326000359940 of the Land Records of Collin County, Texas (LRCCT) and being more particularly described as follows:

Beginning at a 60d-nail found for corner in the approximate centerline of County Road No. 201 said 60d nail being the northeast corner of a tract of land described in a deed to MAC TMK LP recorded in Instrument No. 20060526000719840 (LRCCT):

Thence along the approximate centerline of said County Road No. 201 and the north line of said McKinney Bloomdale tract South 87° 57' 20" East a distance of 1459.80 feet to a 60d nail set for corner:

Thence continuing along the approximate centerline of said County Road No. 201 and the north line of said McKinney Bloomdale Tract, South 87° 52' 21" East a distance of 895.18 feet to a 60d nail set for corner, and being the northwest corner of a called 6.41 acre tract of land described in a deed to Rayburn L. Housley as recorded in Volume 741, Page 648 of the Deed Records of Collin County, Texas (DRCCT);

Thence along the common line of said McKinney Bloomdale Tract and said Housley Tract as follows:

South 23° 08' 58" West a distance of 393.22 feet to a point for corner;

South 35° 34' 54" West a distance of 151.12 feet to a point for corner;

South 71° 42' 13" East a distance of 131.36 feet to a point for corner;

North 61° 58' 27" East a distance of 71.82 feet to a point for corner;

South 06° 30' 38" East a distance of 67.67 feet to a point for corner;

South 56° 24' 00" East a distance of 86.89 feet to a point for corner;

South 76° 27' 57" East a distance of 86.67 feet to a point for corner in the meandering centerline of Honey Creek Tributary and in the west line of a tract of land described in a deed to RWR Partners, LP recorded in Instrument No. 96-0105405 (LRCCT);

Thence along the meandering centerline of said Honey Creek Tributary and the common line of said McKinney Bloomdale Tract and said RWR Partners Tract as follows:

South 22° 01' 28" West a distance of 195.40 feet to a point for corner;

South 66° 47' 43" West a distance of 83.63 feet to a point for corner;

South 33° 06' 20" West a distance of 225.43 feet to a point for corner;

South 00° 41' 31" West a distance of 310.20 feet to a point for corner;
South 17° 41' 18" East a distance of 55.81 feet to a point for corner;
South 49° 12' 29" West a distance of 82.02 feet to a point for corner;
South 12° 30' 03" West a distance of 107.66 feet to a point for corner;
South 65° 01' 39" West a distance of 125.77 feet to a point for corner;
South 31° 37' 23" West a distance of 120.86 feet to a point for corner;
South 65° 46' 56" West a distance of 129.06 feet to a point for corner;
South 03° 09' 56" West a distance of 126.09 feet to a point for corner;
South 08° 40' 34" East a distance of 123.38 feet to a point for corner;
South 68° 50' 09" West a distance of 87.64 feet to a point for corner;
South 31° 45' 09" West a distance of 111.18 feet to a point for corner;
South 14° 22' 45" East a distance of 140.58 feet to a point for corner;
South 56° 39' 34" West a distance of 70.94 feet to a point for corner;
North 83° 42' 13" West a distance of 66.99 feet to a point for corner;
South 56° 07' 42" West a distance of 217.66 feet to a point for corner;
South 00° 50' 47" West a distance of 28.80 feet to a point corner;
South 08° 56' 44" West a distance of 200.00 feet to a point for corner;
South 13° 56' 44" West a distance of 200.00 feet to a point for corner;
South 03° 56' 44" West a distance of 200.00 feet to a point for corner;
South 53° 56' 44" West a distance of 200.00 feet to a point corner;
South 43° 56' 44" West a distance of 150.00 feet to a point corner;
South 59° 22' 42" West a distance of 240.46 feet to a point corner;
South 72° 57' 27" West a distance of 32.24 feet to a point in the proposed centerline of Bloomdale Road
and being the beginning of a non tangent curve to the right having a radius of 1050.00 feet and a chord
bearing of North 44° 31' 41" West;

Thence along the proposed centerline of said Bloomdale Road and said non tangent curve to the right, through a central angle of $13^{\circ} 02' 01''$ for an arc length of 238.85 feet to a 5/8 inch rod set for corner;

Thence continuing along said proposed centerline, North $38^{\circ} 00' 41''$ West a distance of 150.73 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 2000.00 feet and a chord bearing of North $48^{\circ} 31' 58''$ West;

Thence continuing along said proposed centerline, through a central angle of $21^{\circ} 02' 35''$ for an arc length of 734.54 feet to a 5/8 inch iron rod set for corner.

Thence continuing along said proposed centerline, North $59^{\circ} 03' 16''$ West a distance of 78.55 feet to a 1/2 inch iron rod found for corner and being the southeast corner of a tract of land described in a deed to Rens & Sheryl Bates recorded in Instrument No. 20091231001556770 (LRCCT);

Thence along the west line of said McKinney Bloomdale Tract and the east line of said Bates Tract, North $01^{\circ} 17' 18''$ East a distance of 833.64 feet to a 1/2 inch iron rod found for the southeast corner of said MAC TMK tract and being in the approximate centerline of County Road No. 164;

Thence along the approximate centerline of said County Road No. 164 and along the west line of said MAC TMK Tract, North $00^{\circ} 56' 44''$ East a distance of 1841.68 feet to the point of beginning,

Containing 140.061 acres or 6,101,076 square feet of land more or less.