

ORDINANCE NO. 2015-07-073

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT LESS THAN 675 ACRES OF LAND GENERALLY LOCATED AT AND AROUND THE INTERSECTION OF TRINITY FALLS PARKWAY (F.M. 543), LAUD HOWELL PARKWAY (F.M. 543 CONNECTOR), AND CENTRAL EXPRESSWAY (U.S. HIGHWAY 75), IS ZONED "AG" – AGRICULTURAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, the City of McKinney has considered the zoning of less than 675 acres of land, generally located at and around the intersection of Trinity Falls Parkway (F.M. 543), Laud Howell Parkway (F.M. 543 Connector), and Central Expressway (U.S. Highway 75), which is more fully depicted on Exhibit "A", attached hereto, to "AG" – Agricultural District; and,

WHEREAS, after due notice of the proposed zoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the application of this zoning district should be made.

NOW THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

- Section 1. The zoning map is hereby amended so that less than 675 acres of land, generally located at and around the intersection of Trinity Falls Parkway (F.M. 543), Laud Howell Parkway (F.M. 543 Connector), and Central Expressway (U.S. Highway 75), which is more fully depicted on Exhibit "A", attached hereto, and described on Exhibit "B", attached hereto, is zoned "AG" – Agricultural District.
- Section 2. The use and development of the subject property shall conform to the regulations of Section 146-67 ("AG" - Agricultural District) of the Zoning Ordinance, and as amended.
- Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.
- Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.
- Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

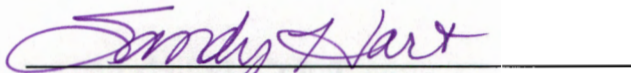
Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 21ST DAY OF JULY, 2015.

CITY OF MCKINNEY, TEXAS


BRIAN LOUGHMILLER
Mayor

CORRECTLY ENROLLED:


SANDY HART, TRMC, MMC
City Secretary
DENISE VICE, TRMC
Assistant City Secretary

DATE: July 21, 2015

APPROVED AS TO FORM:

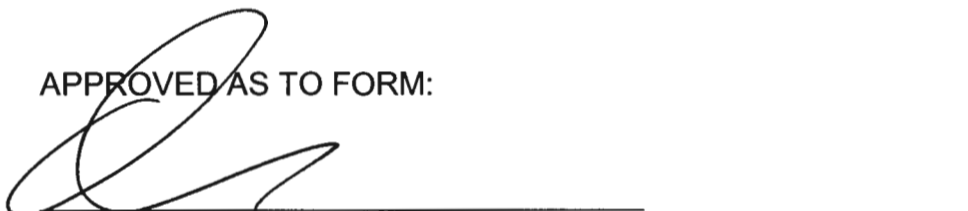

MARK S. HOUSER
City Attorney

EXHIBIT B

Tract 1

SITUATED in the Meredith Hart Survey, Abstract No. 371 in Collin County, Texas and being a called 42.916 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of property recorded in instrument 19921119000823370 of the Official Public Record of Collin County, Texas;

North 0 degrees 14 minutes 15 seconds East a distance of 3747.354 feet;
North 46 degrees 5 minutes 50 seconds East a distance of 172.567 feet;
South 7 degrees 47 minutes 50 seconds East a distance of 67.288 feet;
South 16 degrees 17 minutes 5 seconds East a distance of 108.25 feet;
South 9 degrees 28 minutes 38 seconds East a distance of 184.54 feet;
South 7 degrees 21 minutes 21 seconds East a distance of 64.77 feet;
South 2 degrees 16 minutes 24 seconds West a distance of 79.22 feet;
South 4 degrees 8 minutes 37 seconds West a distance of 45.23 feet;
South 16 degrees 6 minutes 42 seconds East a distance of 114.35 feet;
South 23 degrees 15 minutes 16 seconds East a distance of 56.35 feet;
South 32 degrees 24 minutes 10 seconds East a distance of 64.71 feet;
South 45 degrees 22 minutes 26 seconds East a distance of 31.15
South 52 degrees 5 minutes 2 seconds East a distance of 35.01 feet;
South 63 degrees 27 minutes 5 seconds East a distance of 32.04 feet;
South 88 degrees 28 minutes 16 seconds East distance of 48.41 feet;
South 69 degrees 52 minutes 32 seconds East a distance of 96.36 feet;
South 62 degrees 27 minutes 18 seconds East a distance of 20.19 feet;
South 37 degrees 21 minutes 47 seconds East a distance of 21.44 feet;
South 56 degrees 18 minutes 38 seconds East a distance of 44.92 feet;
South 35 degrees 20 minutes 46 seconds East a distance of 44.5 feet;
South 15 degrees 15 minutes 3 seconds East a distance of 11.74 feet;
South 17 degrees 22 minutes 27 seconds West a distance of 11.79 feet;
South 28 degrees 23 minutes 33 seconds East a distance of 18.11 feet;
South 14 degrees 27 minutes 52 seconds West a distance of 41.61 feet;
South 8 degrees 26 minutes 30 seconds West a distance of 24.92 feet;
South 35 degrees 20 minutes 5 seconds West a distance of 9.49 feet;
South 28 degrees 33 minutes 21 seconds East a distance of 9.23 feet;
South 20 degrees 49 minutes 17 seconds West a distance of 79.186 feet;
South 71 degrees 20 minutes 7 seconds West a distance of 6 feet;
South 19 degrees 19 minutes 13 seconds West a distance of 31.905 feet;
South 41 degrees 32 minutes 37 seconds West a distance of 27.94 feet;
South 26 degrees 55 minutes 5 seconds West a distance of 67.213 feet;
South 8 degrees 7 minutes 59 seconds West a distance of 26.03 feet;
South 22 degrees 20 minutes 24 seconds East a distance of 320.6 feet;
South 18 degrees 29 minutes 32 seconds East a distance of 320.438 feet;
South 4 degrees 9 minutes 52 seconds East a distance of 200.11 feet, beginning of a curve to the left;

with said curve having a radius of 685.91 feet, a chord bearing South 9 degrees 41 minutes 20 seconds West, 453.181 feet, and an arc length of 461.857 feet, continuing a curve to the left;

with said curve having a radius of 232.68 feet, a chord bearing South 0 degrees 38 minutes 2 seconds East, 247.921 feet, and an arc length of 273.374 feet, continuing a curve to the left;

with said curve having a radius of 232.661 feet, a chord bearing South 44 degrees 17 minutes 30 seconds East, 80.811 feet, and an arc length of 81.223 feet, beginning of a curve to the right;

with said curve having a radius of 162.7 feet, a chord bearing South 1 degrees 37 minutes 19 seconds West, 298.153 feet, and an arc length of 377.017 feet, beginning of a curve to the left;

with said curve having a radius of 171.27 feet, a chord bearing South 43 degrees 31 minutes 52 seconds West, 300.568 feet, and an arc length of 366.703 feet, beginning of a curve to the right;

with said curve having a radius of 1037.21 feet, a chord bearing South 58 degrees 40 minutes 17 seconds West, 293.371 feet, and an arc length of 294.358 feet, continuing a curve to the right;

with said curve having a radius of 286.34 feet, a chord bearing South 21 degrees 2 minutes 15 seconds West, 303.515 feet, and an arc length of 319.894 feet, beginning of a curve to the left;

with said curve having a radius of 655.02 feet, a chord bearing South 53 degrees 14 minutes 42 seconds West, 175.098 feet, and an arc length of 175.624 feet to the POINT OF BEGINNING, containing 42.916 acres.

Tract 2

BEING a 4.6777 acre tract of land in the Hart Survey, Abstract Number 371, in Collin County, Texas, being part of that certain calculated 127.9463 acre tract of land as described in a deed to Westgold Realtors, as recorded in Instrument Number 92-0082337 of the Official Public Records of Real Property of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found on the common southwest line of that said 127.9463 acre tract, and on the existing east right-of-way line of US Highway 75 (a variable width right-of-way) that certain called 15.189 acre tract of land, as Tract # 3, described in a deed to the State of Texas, as recorded in Volume 643, Page 538, Deed Records, Collin County, Texas;

THENCE, North 11 degrees 29 minutes 03 seconds West, along the common said east right-of-way line and said southwest line of said 127.9463 acre tract, a distance of 315.32 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the proposed east right-of-way line of US Highway 75 for the POINT OF BEGINNING;**

- 1) THENCE, North 11 degrees 29 minutes 03 seconds West, continuing along said common line, a distance of 200.67 feet to a domed top wood post monument found for the southwest corner of said 127.9463 acre tract and on said existing east right-of-way line of that certain called 6.042 acre tract of land as described in a deed to the State of Texas, as recorded in Volume 648, Page 315, said Deed Records;**
- 2) THENCE, North 47 degrees 47 minutes 13 seconds East, along the common northwest line of said 127.9463 acre tract and said existing east right-of-way line, a distance of 879.31 feet a 5/8 inch iron rod found for an angle corner,**
- 3) THENCE, North 46 degrees 29 minutes 29 seconds East, continuing along said common line, passing at a distance of 479.26 feet a 5/8 inch iron rod found, continuing along said common line passing at a distance of 799.50 feet a domed top wood post monument found, continuing along said common line passing at a distance of 1,498.42 feet a domed top wood post monument found, continuing along said common line a total distance of 2,258.52 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on said proposed east right-of-way line;**
- 4) THENCE, South 43 degrees 30 minutes 17 seconds East, departing said common line, a distance of 38.41 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on said proposed east right-of-way line;**
- 5) THENCE, South 47 degrees 15 minutes 27 seconds West, along said proposed east right-of-way line, a distance of 1,153.68 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner,**

- 6) **THENCE**, South 44 degrees 58 minutes 03 seconds West, continuing along said proposed east right-of-way line, passing at a distance of 575.28 feet a 5/8-inch iron rod with a yellow plastic cap marked S.A.M. INC. set marking the beginning of this Control of Access line, continuing for a total distance of 800.28 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 7) **THENCE**, South 42 degrees 46 minutes 33 seconds West, continuing along said proposed east right-of-way line and said Control of Access line, a distance of 200.42 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 8) **THENCE**, South 40 degrees 31 minutes 36 seconds West, continuing along said proposed east right-of-way line and said Control of Access line, passing at a distance of 25.00 feet a 5/8-inch iron rod with a yellow plastic cap marked S.A.M. INC. set marking the end of this Control of Access line, continuing for a total distance of 199.27 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 9) **THENCE**, South 38 degrees 06 minutes 10 seconds West, continuing along said proposed east right-of-way line, a distance of 406.16 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 10) **THENCE**, South 42 degrees 12 minutes 21 seconds West, continuing along said proposed east right-of-way line, a distance of 200.56 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 11) **THENCE**, South 46 degrees 52 minutes 38 seconds West, continuing along said proposed east right-of-way line, a distance of 290.43 feet to the **POINT OF BEGINNING**, and containing 4.6777 acres of land.

Tract 3

SITUATED in the Meredith Hart Survey, Abstract No. 371 in Collin County, Texas and being a called 6.8 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of a TxDOT right-of-way recorded in instrument 198280 of the Official Public Record of Collin County, Texas;

South 11 degrees 0 minutes 2 seconds East a distance of 486.048 feet;
South 24 degrees 48 minutes 21 seconds East a distance of 1900.801 feet;
South 71 degrees 9 minutes 40 seconds West a distance of 98.474 feet;
North 24 degrees 33 minutes 45 seconds West a distance of 1709.871 feet;
North 33 degrees 17 minutes 46 seconds West a distance of 142.849 feet;
North 86 degrees 31 minutes 12 seconds West a distance of 147.65 feet;
North 24 degrees 48 minutes 43 seconds West a distance of 261.588 feet;
North 76 degrees 40 minutes 34 seconds West a distance of 60.202 feet;
North 45 degrees 50 minutes 20 seconds East a distance of 429.417 feet to the **POINT OF BEGINNING**, containing 6.8 acres.

Tract 4

RETURNED in Collin County, Texas, in the Meredith Hart Survey, Abstract #371 and being a resurvey of a called 28.814 acre tract as described in a Contract for Deed from James R. Caton and Betty Ann Caton to George W. Jageman and Laura L. Jageman, said instrument dated May 31, 1980 and recorded in volume 1269, page 255 of the Deed Records of Collin County, Texas. Said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set at the most northerly corner of said 28.814 acre tract, same being the easterly northeast corner of a 3.500 acre tract described in a deed from Collin County National Bank to Richard T. Sezel and George Quint dated November 26, 1975 and recorded in volume 640, page 249 of the Deed Records of Collin County, Texas.

- THENCE: With the southeast right-of-way of U.S. Highway No. 75 as follows:
S 23° 56' 28" E 209.75 feet to a 1/2 inch iron rod set for corner;
S 85° 38' 28" E 147.65 feet to a 1/2 inch iron rod set for the northeast corner of said 28.814 acre tract same being in the west right-of-way line of F.M. 543;
- THENCE: Southerly with said west right-of-way of F.M. 543 as follows:
S 24° 01' 00" E 1951.60 feet to a 1/2 inch iron rod set for corner;
S 18° 16' 28" E 100.50 feet to an existing R.O.W. marker for corner;
S 24° 00' 28" E 91.05 feet to a 1/2 inch iron rod set at the intersection of said right-of-way and the old bed of Honey Creek for corner;
- THENCE: Up the center of the old abandoned bed of Honey Creek as follows:
S 65° 54' 32" W 59.95 feet;
N 01° 49' 26" W 44.17 feet;
N 22° 33' 26" W 89.05 feet;
N 07° 21' 32" E 106.35 feet;
N 13° 49' 26" W 77.95 feet to the centerline intersection of Honey Creek now in use for corner;
- THENCE: Up the center of Honey Creek with its meanders as follows:
S 73° 42' 32" W 320.30 feet;
N 67° 42' 28" W 218.57 feet;
S 42° 06' 32" W 316.16 feet;
S 79° 50' 32" W 189.49 feet;
N 25° 29' 28" W 241.26 feet;
N 52° 12' 28" W 3.25 feet to the southwest corner of said 28.814 acre tract said corner being S 02° 12' 12" W 75.00 feet from a 1/2 inch iron rod set for reference.
- THENCE: N 02° 12' 12" E generally along and near existing fence, at 75.00 feet pass said 1/2 inch reference iron, continuing on a total distance of 1,257.40 feet to a 3/8 inch iron rod found for corner in the west line of said 28.814 acre tract, said point also being the south corner of said 3.500 acre tract.
- THENCE: N 02° 06' 31" E generally along and near existing fence 710.55 feet to the POINT OF BEGINNING and containing 28.814 acres of land more or less and being subject to the

Save and except

BEING a 0.0327 acre tract of land in the Hart Survey, Abstract Number 371, in Collin County, Texas, being part of that certain called 28.814 acre tract of land as described in a deed to Associated Texas Development-543-Joint Venture as recorded in Volume 2007, Page 427, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found on the common southwest line of that certain calculated 127.9463 acre tract of land as described in a deed to Westgold Realtors, as recorded in Instrument Number 92-0082337 of the Official Public Records of Real Property of Collin County, Texas, and on the existing east right-of-way line of US Highway 75 (a variable width right-of-way) that certain called 1.428 acre tract of land, as Tract # 3, described in a deed to the State of Texas, as recorded in Volume 643, Page 538, said Deed Records;

THENCE, South 64 degrees 47 minutes 08 seconds West, departing said common line, along said east right-of-way line, a distance of 98.40 feet to a point for an angle corner,

THENCE, North 86 degrees 31 minutes 12 seconds West, continuing along said east right-of-way line, a distance of 147.65 feet to a point for an angle corner on the northeast line of said 28.814 acre tract;

THENCE, North 24 degrees 48 minutes 50 seconds West, continuing along said east right-of-way line and said northeast line of said 28.814 acre tract, a distance of 138.43 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on the proposed east right-of-way line of US Highway 75 for the POINT OF BEGINNING

- 1) **THENCE**, South 50 degrees 47 minutes 03 seconds West, departing said northeast line of said 28.814 acre tract and said east right-of-way line, along said proposed east right-of-way line, a distance of 41.23 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the common north line of that certain called 3.500 acre tract of land as described in a deed to Richard T. Sekel and George Quint as recorded in Volume 846, Page 249, Deed Records, Collin County, Texas, and the south line of said 28.814 acre tract;
- 2) **THENCE**, North 01 degrees 15 minutes 47 seconds East, departing said proposed east right-of-way line, along the common south line of said 28.814 acre tract and said north line of said 3.500 acre tract, a distance of 90.82 feet to a point for corner on said exist east right-of-way line and the westerly corner of said 28.814 acre tract;
- 3) **THENCE**, South 24 degrees 48 minutes 50 seconds East, along the common said existing east right-of-way line and the northwest line of said 28.814 acre tract, a distance of 71.32 feet to the **POINT OF BEGINNING**, and containing 0.0327 acre of land.

Tract 5

BEING a 0.0327 acre tract of land in the Hart Survey, Abstract Number 371, in Collin County, Texas, being part of that certain called 28.814 acre tract of land as described in a deed to Associated Texas Development-543-Joint Venture as recorded in Volume 2007, Page 427, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found on the common southwest line of that certain calculated 127.9463 acre tract of land as described in a deed to Westgold Realtors, as recorded in Instrument Number 92-0082337 of the Official Public Records of Real Property of Collin County, Texas, and on the existing east right-of-way line of US Highway 75 (a variable width right-of-way) that certain called 1.428 acre tract of land, as Tract # 3, described in a deed to the State of Texas, as recorded in Volume 643, Page 538, said Deed Records;

THENCE, South 64 degrees 47 minutes 08 seconds West, departing said common line, along said east right-of-way line, a distance of 98.40 feet to a point for an angle corner;

THENCE, North 86 degrees 31 minutes 12 seconds West, continuing along said east right-of-way line, a distance of 147.65 feet to a point for an angle corner on the northeast line of said 28.814 acre tract;

THENCE, North 24 degrees 48 minutes 50 seconds West, continuing along said east right-of-way line and said northeast line of said 28.814 acre tract, a distance of 138.43 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on the proposed east right-of-way line of US Highway 75 for the **POINT OF BEGINNING**

- 1) **THENCE**, South 50 degrees 47 minutes 03 seconds West, departing said northeast line of said 28.814 acre tract and said east right-of-way line, along said proposed east right-of-way line, a distance of 41.23 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the common north line of that certain called 3.500 acre tract of land as described in a deed to Richard T. Sekel and George Quint as recorded in Volume 846, Page 249, Deed Records, Collin County, Texas, and the south line of said 28.814 acre tract;

- 2) **THENCE**, North 01 degrees 15 minutes 47 seconds East, departing said proposed east right-of-way line, along the common south line of said 28.814 acre tract and said north line of said 3.500 acre tract, a distance of 90.82 feet to a point for corner on said exist east right-of-way line and the westerly corner of said 28.814 acre tract;
- 3) **THENCE**, South 24 degrees 48 minutes 50 seconds East, along the common said existing east right-of-way line and the northwest line of said 28.814 acre tract, a distance of 71.32 feet to the **POINT OF BEGINNING**, and containing 0.0327 acre of land.

Tract 6

BEING a 1.4314 acre tract of land in the Hart Survey, Abstract Number 371, in Collin County, Texas, being part of that certain called 3.500 acre tract of land as described in a deed to Richard T. Sekel and George Quint as recorded in Volume 846, Page 249, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found on the common southwest line of that certain calculated 127.9463 acre tract of land as described in a deed to Westgold Realtors, as recorded in Instrument Number 92-0082337 of the Official Public Records of Real Property of Collin County, Texas, and on the existing east right-of-way line of U.S. Highway 75 that certain called 1.428 acre tract of land, as Tract # 3, described in a deed to the State of Texas, as recorded in Volume 643, Page 538, said Deed Records;

THENCE, South 64 degrees 47 minutes 08 seconds West, departing said common line, along said east right-of-way line and west line of said 3.500 acre tract, a distance of 98.40 feet to a point for an angle corner;

THENCE, North 86 degrees 31 minutes 12 seconds West, continuing along said east right-of-way line, a distance of 147.65 feet to a point for an angle corner on the northeast line of that certain called 28.814 acre tract of land as described in a deed to Associated Texas Development-543-Joint Venture as recorded in Volume 2007, Page 427, said Deed Records;

THENCE, North 24 degrees 48 minutes 50 seconds West, continuing along said east right-of-way line and said northeast line of said 28.814 acre tract, a distance of 138.43 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on the proposed east right-of-way line of U.S. Highway 75

THENCE, South 50 degrees 47 minutes 03 seconds West, departing said northwest line of said 28.814 acre tract and said east right-of-way, along said proposed east right-of-way line, a distance of 41.23 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for the **POINT OF BEGINNING** on the common north line of said 3.500 acre and the south line of said 28.814 acre tract;

- 1) **THENCE**, South 50 degrees 47 minutes 03 seconds West, continuing along said proposed east right-of-way line, a distance of 151.89 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;

- 2) **THENCE**, South 54 degrees 19 minutes 56 seconds West, continuing along said proposed east right-of-way line, a distance of 200.06 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 3) **THENCE**, South 58 degrees 26 minutes 51 seconds West, continuing along said proposed east right-of-way line, a distance of 23.52 feet to a 5/8 inch Iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the common southwest line of said 3.500 acre tract and the northeast line of that certain called 37.078 acre tract of land as described in a deed to Richard T. Sekel and George Quint as recorded in Volume 845, Page 583, said Deed Records;
- 4) **THENCE**, North 35 degrees 59 minutes 27 seconds West, departing said proposed east right-of-way line, along said common line, a distance of 121.72 feet to a domed top wood post monument found for the southwest corner of said 3.500 acre tract and the northwest corner of said 37.078 acre tract and on said existing east right-of-way line of U.S. Highway 75 that certain called 20.960 acre tract of land, as Tract # 1, described in a deed to the State of Texas, as recorded in Volume 644, Page 357, said Deed Records;
- 5) **THENCE**, North 46 degrees 31 minutes 33 seconds East, departing said common line, continuing along the common said existing east right-of-way line and the northwest line of said 3.500 acre tract, a distance of 404.40 feet to point for an angle corner;
- 6) **THENCE**, South 79 degrees 07 minutes 27 seconds East, continuing along said common line, a distance of 58.30 feet to point an angle corner;
- 7) **THENCE**, South 24 degrees 48 minutes 50 seconds East, continuing along said common line, a distance of 55.00 feet to point an angle corner, being the most westerly corner of said 28.814 acre tract on the northeast line of said 3.500 acre tract and on said existing east right-of-way line;
- 8) **THENCE**, South 01 degrees 15 minutes 47 seconds West, departing said existing east right-of-way line, along the common north line of said 3.500 acre tract and the south line of said 28.814 acre tract, a distance of 90.82 feet to the **POINT OF BEGINNING**, and containing 1.4314 acres of land.

Tract 7

all that certain

lot, tract or parcel of land situated in Collin County, Texas; and being in the MEREDITH HART SURVEY, Abstract No. 371, and being a part of the 39.34 acre FIRST TRACT and a part of the 41.31 acre SECOND TRACT, as described in a Deed from Ewing Baker, Jr. et al to W. R. Black et ux, dated November 16, 1957, recorded in Volume 534, Page 469, Deed Records of Collin County, Texas, and being more fully described by metes and bounds as follows, to-wit:

COMMENCING at the most Easterly Southeast corner of a 20.96 acre tract of land described in a Deed from W. R. Black et ux to the State of Texas, recorded in Volume 644, Page 357, of the Collin County Deed Records; THENCE North 23 deg. 58 min. West 49.03 feet with the East right-of-way line of U.S. Highway No. 75 to an iron pin set in said line where same intersects a very old fence from the South for a PLACE OF BEGINNING;

THENCE South 2 deg. 05 min. West 710.55 feet with said very old fence to an iron pin set therein for a corner;

THENCE North 35 deg. 10 min. West 609.4 feet across an open field to an iron pin set on the South side of a large creosote post in the East right-of-way line of U.S. Highway No. 75 for a corner;
THENCE North 47 deg. 21 min. East 404.4 feet with said East right-of-way line to an iron pin set on the South side of a wooden right-of-way marker for a corner;
THENCE South 78 deg. 18 min. East 58.3 feet with said right-of-way line to an iron pin set for a corner;
THENCE South 23 deg. 58 min. East 55.0 feet with said East right-of-way line to the PLACE OF BEGINNING and containing 3.500 acres of land.

Save and Except

BEING a 1.4314 acre tract of land in the Hart Survey, Abstract Number 371, in Collin County, Texas, being part of that certain called 3.500 acre tract of land as described in a deed to Richard T. Sekel and George Quint as recorded in Volume 846, Page 249, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found on the common southwest line of that certain calculated 127.9463 acre tract of land as described in a deed to Westgold Realtors, as recorded in Instrument Number 92-0082337 of the Official Public Records of Real Property of Collin County, Texas, and on the existing east right-of-way line of U.S. Highway 75 that certain called 1.428 acre tract of land, as Tract # 3, described in a deed to the State of Texas, as recorded in Volume 643, Page 538, said Deed Records;

THENCE, South 64 degrees 47 minutes 08 seconds West, departing said common line, along said east right-of-way line and west line of said 3.500 acre tract, a distance of 98.40 feet to a point for an angle corner;

THENCE, North 86 degrees 31 minutes 12 seconds West, continuing along said east right-of-way line, a distance of 147.65 feet to a point for an angle corner on the northeast line of that certain called 28.814 acre tract of land as described in a deed to Associated Texas Development-543-Joint Venture as recorded in Volume 2007, Page 427, said Deed Records;

THENCE, North 24 degrees 48 minutes 50 seconds West, continuing along said east right-of-way line and said northeast line of said 28.814 acre tract, a distance of 138.43 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on the proposed east right-of-way line of U.S. Highway 75

THENCE, South 50 degrees 47 minutes 03 seconds West, departing said northwest line of said 28.814 acre tract and said east right-of-way, along said proposed east right-of-way line, a distance of 41.23 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for the POINT OF BEGINNING on the common north line of said 3.500 acre and the south line of said 28.814 acre tract;

- 1) THENCE, South 50 degrees 47 minutes 03 seconds West, continuing along said proposed east right-of-way line, a distance of 151.89 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 2) THENCE, South 54 degrees 19 minutes 56 seconds West, continuing along said proposed east right-of-way line, a distance of 200.06 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;

- 3) **THENCE**, South 58 degrees 26 minutes 51 seconds West, continuing along said proposed east right-of-way line, a distance of 23.52 feet to a 5/8 Inch Iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the common southwest line of said 3.500 acre tract and the northeast line of that certain called 37.078 acre tract of land as described in a deed to Richard T. Sekel and George Quint as recorded in Volume 845, Page 583, said Deed Records;
- 4) **THENCE**, North 35 degrees 59 minutes 27 seconds West, departing said proposed east right-of-way line, along said common line, a distance of 121.72 feet to a domed top wood post monument found for the southwest corner of said 3.500 acre tract and the northwest corner of said 37.078 acre tract and on said existing east right-of-way line of U.S. Highway 75 that certain called 20.960 acre tract of land, as Tract # 1, described in a deed to the State of Texas, as recorded in Volume 644, Page 357, said Deed Records;
- 5) **THENCE**, North 46 degrees 31 minutes 33 seconds East, departing said common line, continuing along the common said existing east right-of-way line and the northwest line of said 3.500 acre tract, a distance of 404.40 feet to point for an angle corner;
- 6) **THENCE**, South 79 degrees 07 minutes 27 seconds East, continuing along said common line, a distance of 58.30 feet to point an angle corner;
- 7) **THENCE**, South 24 degrees 48 minutes 50 seconds East, continuing along said common line, a distance of 55.00 feet to point an angle corner, being the most westerly corner of said 28.814 acre tract on the northeast line of said 3.500 acre tract and on said existing east right-of-way line;
- 8) **THENCE**, South 01 degrees 15 minutes 47 seconds West, departing said existing east right-of-way line, along the common north line of said 3.500 acre tract and the south line of said 28.814 acre tract, a distance of 90.82 feet to the **POINT OF BEGINNING**, and containing 1.4314 acres of land.

Tract 8

lot, tract or parcel of land, situated in Collin County, Texas; and BEING a part of the MEREDITH HART SURVEY, Abstract #371, and being a part of a 39.34 acre tract and a 41.31 acre tract, as described in a Deed recorded in Volume 534, Page 469, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake where the center line of Honey Creek intersects the East right-of-way line of U.S. Highway #75; THENCE in an Easterly direction downstream with the center line meanders of Honey Creek as follows:

- South 27 deg. 09 min. East a distance of 77.8 feet;
- South 66 deg. 27 min. East a distance of 114.0 feet;
- South 78 deg. 45 min. East a distance of 119.0 feet to a stake;
- South 25 deg. 19 min. East a distance of 200.0 feet;
- South 72 deg. 27 min. East a distance of 22.7 feet;
- South 79 deg. 13 min. East a distance of 254.5 feet;
- South 74 deg. 25 min. East a distance of 210.3 feet;
- South 62 deg. 27 min. East a distance of 177.3 feet;
- South 84 deg. 55 min. East a distance of 190.3 feet;
- North 67 deg. 06 min. East a distance of 240.0 feet;

South 52 deg. 14 min. East a distance of 165.0 feet to a stake in the Southeast corner of the 39.34 acre tract;
THENCE North 2 deg. 14 min. East with an established fence line along the East line of the said tract a distance of 1214.8 feet to an iron stake in the Southeast corner of the 3.5 acre tract recorded in Volume 819, Page 681, Deed Records of Collin County, Texas;
THENCE North 35 deg. 05 min. West with the Southwest line of the said 3.5 acre tract a distance of 610.0 feet to an iron stake in the Southerly right-of-way line of U.S. Highway #75;
THENCE in a Southwesterly direction with the right-of-way line of the said Highway as follows:
South 47 deg. 21 min. West a distance of 299.0 feet to a right-of-way marker;
South 46 deg. 12 min. West a distance of 1000.0 feet to a right-of-way marker;
South 47 deg. 21 min. West a distance of 200.0 feet to a right-of-way marker;
South 36 deg. 02 min. West a distance of 127.4 feet to a marker;
South 47 deg. 21 min. West a distance of 64.7 feet to the place of beginning, and containing 37.078 acres of land.

Save and except

BEING a 1.7718 acre tract of land in the Hart Survey, Abstract Number 371, in Collin County, Texas, being part of that certain called 37.078 acre tract of land, described in a deed to Richard T. Sekel and George Quint as recorded in Volume 845, Page 583, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a domed top wood post monument found on the common west line of said 37.078 acre tract and the existing east right-of-way line of U.S. Highway 75 (a variable width right-of-way) of that certain called 20.960 acre tract of land described in a deed to the State of Texas, as recorded in Volume 644, Page 357, said Deed Records;

THENCE, North 35 degrees 07 minutes 55 seconds East, along said common line, a distance of 127.40 feet to a point for an angle corner;

THENCE, North 46 degrees 26 minutes 56 seconds East, continuing along said common line, a distance of 153.57 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for the **POINT OF BEGINNING**;

- 1) **THENCE**, North 46 degrees 26 minutes 56 seconds East, continuing along said common line, a distance of 46.43 feet to a point for an angle corner;
- 2) **THENCE**, North 45 degrees 18 minutes 09 seconds East, continuing along said common line, a distance of 999.82 feet to a domed top wood post monument found for an angle corner;
- 3) **THENCE**, North 46 degrees 31 minutes 33 seconds East, continuing along said common line, a distance of 300.00 feet to a domed top wood post monument found for the northwest corner of said 37.078 acre tract and the southwest corner of that certain called 3.500 acre tract of land as described in a deed to Richard T. Sekel and George Quint as recorded in Volume 846, Page 249, said Deed Records;
- 4) **THENCE**, South 35 degrees 59 minutes 27 seconds East, departing said common line, along the common north line of said 37.078 acre tract and the south line of said 3.500 acre tract a distance of 121.72 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the proposed east right-of-way line of U.S. Highway 75;

- 5) **THENCE**, South 58 degrees 26 minutes 51 seconds West, departing said common line, along said proposed east right-of-way line, a distance of 182.76 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 6) **THENCE**, South 53 degrees 14 minutes 09 seconds West, continuing along said proposed east right-of-way line, a distance of 203.91 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 7) **THENCE**, South 48 degrees 15 minutes 15 seconds West, continuing along said proposed east right-of-way line, a distance of 197.59 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 8) **THENCE**, South 44 degrees 30 minutes 34 seconds West, continuing along said proposed east right-of-way line, passing at a distance of 100.25 feet a 5/8-inch iron rod with a yellow plastic cap marked S.A.M. INC. set marking the beginning of this Control of Access line, continuing for a total distance of 400.25 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 9) **THENCE**, South 49 degrees 43 minutes 59 seconds West, continuing along said proposed east right-of-way line and said Control of Access line, passing at a distance of 120.00 feet a 5/8-inch iron rod with a yellow plastic cap marked S.A.M. INC. set marking the end of this Control of Access line, continuing for a total distance of 350.30 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 10) **THENCE**, North 46 degrees 54 minutes 21 seconds West, continuing along said proposed east right-of-way line, a distance of 26.27 feet to the **POINT OF BEGINNING**, and containing 1.7718 acres of land.

Tract 9

BEING a 1.7718 acre tract of land in the Hart Survey, Abstract Number 371, in Collin County, Texas, being part of that certain called 37.078 acre tract of land, described in a deed to Richard T. Sekel and George Quint as recorded in Volume 845, Page 583, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a domed top wood post monument found on the common west line of said 37.078 acre tract and the existing east right-of-way line of U.S. Highway 75 (a variable width right-of-way) of that certain called 20.960 acre tract of land described in a deed to the State of Texas, as recorded in Volume 644, Page 357, said Deed Records;

THENCE, North 35 degrees 07 minutes 55 seconds East, along said common line, a distance of 127.40 feet to a point for an angle corner;

THENCE, North 46 degrees 26 minutes 56 seconds East, continuing along said common line, a distance of 153.57 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for the **POINT OF BEGINNING**;

- 1) **THENCE**, North 46 degrees 26 minutes 56 seconds East, continuing along said common line, a distance of 46.43 feet to a point for an angle corner;

- 2) **THENCE**, North 45 degrees 18 minutes 09 seconds East, continuing along said common line, a distance of 999.82 feet to a domed top wood post monument found for an angle corner;
- 3) **THENCE**, North 46 degrees 31 minutes 33 seconds East, continuing along said common line, a distance of 300.00 feet to a domed top wood post monument found for the northwest corner of said 37.078 acre tract and the southwest corner of that certain called 3.500 acre tract of land as described in a deed to Richard T. Sekel and George Quint as recorded in Volume 846, Page 249, said Deed Records;
- 4) **THENCE**, South 35 degrees 59 minutes 27 seconds East, departing said common line, along the common north line of said 37.078 acre tract and the south line of said 3.500 acre tract a distance of 121.72 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on the proposed east right-of-way line of U.S. Highway 75;
- 5) **THENCE**, South 58 degrees 26 minutes 51 seconds West, departing said common line, along said proposed east right-of-way line, a distance of 182.76 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 6) **THENCE**, South 53 degrees 14 minutes 09 seconds West, continuing along said proposed east right-of-way line, a distance of 203.91 feet to a 5/8 inch Iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 7) **THENCE**, South 48 degrees 15 minutes 15 seconds West, continuing along said proposed east right-of-way line, a distance of 197.59 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 8) **THENCE**, South 44 degrees 30 minutes 34 seconds West, continuing along said proposed east right-of-way line, passing at a distance of 100.25 feet a 5/8-inch iron rod with a yellow plastic cap marked S.A.M. INC. set marking the beginning of this Control of Access line, continuing for a total distance of 400.25 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 9) **THENCE**, South 49 degrees 43 minutes 59 seconds West, continuing along said proposed east right-of-way line and said Control of Access line, passing at a distance of 120.00 feet a 5/8-inch iron rod with a yellow plastic cap marked S.A.M. INC. set marking the end of this Control of Access line, continuing for a total distance of 350.30 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 10) **THENCE**, North 46 degrees 54 minutes 21 seconds West, continuing along said proposed east right-of-way line, a distance of 26.27 feet to the **POINT OF BEGINNING**, and containing 1.7718 acres of land.

Tract 10

SITUATED in the Meredith Hart Survey, Abstract No. 371 in Collin County, Texas and being a called 49.9 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southerly corner of property recorded in instrument 20080320000751830, along the west right of way line of Central Expressway;

North 47 degrees 9 minutes 0 seconds East a distance of 92.678 feet to the POINT OF BEGINNING;
 North 46 degrees 22 minutes 3 seconds East a distance of 5954.124 feet;

South 22 degrees 52 minutes 36 seconds East a distance of 416.905 feet;
South 46 degrees 39 minutes 3 seconds West a distance of 4398.519 feet;
South 45 degrees 37 minutes 32 seconds West a distance of 1406.69 feet;
North 43 degrees 31 minutes 44 seconds West a distance of 386.784 feet to the POINT OF BEGINNING, containing 49.9 acres.

Tract 11

BEING a 1.1704 acre tract of land in the Hart Survey, Abstract Number 371, Collin County, Texas, being part of that certain called 41.31 acre tract of land (Second Tract) in a deed to W.R. Black and wife, Imogene Black as recorded in Volume 534, Page 469, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a fence post found on the common north line of said 41.31 acre tract and the south line of that certain called 135.991 acre tract of land (Tract 3-D) described in a deed to Addison G. Wilson, Jr., as recorded in Volume 935, Page 590, said Deed Records;

THENCE, South 88 degrees 26 minutes 14 seconds East, along said common line, a distance of 44.67 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set on the proposed west right-of-way line of U.S. Highway 75 for the **POINT OF BEGINNING**;

- 1) **THENCE**, South 88 degrees 26 minutes 14 seconds East, continuing along said common line, a fence post found at a distance of 75.48 feet for an angle corner;
- 2) **THENCE**, North 87 degrees 59 minutes 21 seconds East, continuing along said common line, passing a fence post found at a distance of 21.72 feet and continuing a total distance of 25.00 feet to a point for corner on the existing west right-of-way line of U.S. Highway 75 (a variable width right-of-way) as described as that certain called 20.960 acre tract in a deed to the State of Texas as recorded in Volume 644, Page 357 of said Deed Records;
- 3) **THENCE**, South 46 degrees 23 minutes 55 seconds West, departing said common line, along the common east line of said 41.31 acre tract and said existing west right-of-way line, distance of 176.64 feet to a domed top wooden post monument found for an angle corner;
- 4) **THENCE**, South 47 degrees 42 minutes 59 seconds West, continuing along said common line, distance of 1,000.29 feet to a point an angle corner;
- 5) **THENCE**, South 46 degrees 29 minutes 16 seconds West, continuing along said common line, distance of 41.59 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set on said existing west right-of-way line and said proposed west right-of-way line for corner, from which a domed top wooden post monument found South 46 degrees 29 minutes 16 seconds West at a distance of 18.03 feet;
- 6) **THENCE**, North 42 degrees 55 minutes 58 seconds West, departing said common line, along said proposed west right-of-way line, a distance of 34.57 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set on the proposed west right-of-way line for a corner;

7) **THENCE**, North 47 degrees 04 minutes 00 seconds East, continuing along said proposed west right-of-way line, passing at a distance of 90.00 feet a 5/8-inch iron rod with a yellow plastic cap marked S.A.M. INC. set marking the beginning of this Control of Access line, continuing a distance of 475.00 feet to a 5/8-inch iron rod with a yellow plastic cap marked S.A.M. INC. set marking the end of this Control of Access line, continuing for a total distance of 947.06 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;

8) **THENCE**, North 39 degrees 39 minutes 08 seconds East, continuing along said proposed west right-of-way line, a distance of 200.31 feet to the **POINT OF BEGINNING**, and containing 1.1704 acres of land.

Tract 12

Being a 12.03 acre tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas and being a portion of that certain tract of land described in deed to N. R. Black and wife, Imogens Black, as recorded in Volume 534, Page 469, Deed Records of Collin County and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the east corner of Collin County Justice Center, an addition to the City of McKinney, recorded in Volume 2006, Page 598, Map Records of Collin County, said iron rod being on the northwest line of Central Expressway (U.S. Highway 75, variable width R.O.W.) and the south corner of the herein described tract;

THENCE North 42° 57' 56" West (bearing base from plat 2006/598), a distance of 60.54 feet along the common line of aforesaid Black tract and said Collin County Justice Center;

THENCE North 43° 25' 59" West, a distance of 37.07 feet, continuing along said common line;

THENCE North 12° 10' 00" West, a distance of 407.00 feet to a point in the approximate center of Honey Creek;

THENCE with the meanders of Honey Creek the following:

North 29° 15' 00" East, a distance of 263.00 feet;

North 06° 30' 00" West, a distance of 178.00 feet;

North 44° 00' 00" West, a distance of 123.43 feet to the northwest corner of aforesaid Black tract and the southwest corner of that certain tract of land described in deed to Central & Fannin Wilson 155, LLP, as recorded in Instrument No 20071113001536620, aforesaid Deed Records;

THENCE South 89° 00' 00" East, departing said Honey Creek, a distance of 1,057.78 feet along the common line of said Black and Central and Fannin Wilson tracts to a found TxDOT disc on the aforementioned northwest line of Central Expressway, being the northeast corner of this tract;

THENCE along said northwest line of Central Expressway the following:

South 39° 43' 00" West, a distance of 200.30 feet to a found TxDOT disc;

South 47° 01' 00" West, a distance of 946.50 feet to a found TxDOT disc;

South 42° 51' 00" East, a distance of 34.62 feet;

South 47° 15' 00" West, passing a found wood monument at a distance of 18.00 feet and continuing a total distance of 178.19 feet to the **POINT OF BEGINNING** and containing 524,033 square feet or 12.03 acres of land

BEING a 1.4938 acre tract of land in the Hart Survey, Abstract Number 371, Collin County, Texas, being part of that certain called 135.991 acre tract of land (Tract 3-D) described in a deed to Addison G. Wilson, Jr., as recorded in Volume 935, Page 590, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a fence post found on the common south line of said 135.991 acre tract and the north line of that certain called 41.31 acre tract of land (Second Tract) described in a deed to W.L. Black and wife, Imogene Black as recorded in Volume 534, Page 469, said Deed Records;

THENCE, South 88 degrees 26 minutes 14 seconds East, along said common line, a distance of 44.67 feet to a 5/8 Inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set on the proposed west right-of-way line for US Highway 75 the **POINT OF BEGINNING**;

- 1) **THENCE**, North 39 degrees 39 minutes 08 seconds East, departing said common line, along said proposed west right-of-way line, at a distance of 605.43 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 2) **THENCE**, North 45 degrees 55 minutes 20 seconds East, continuing along said proposed west right-of-way line, a distance of 99.20 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for a corner on the common north line of said 135.991 acre tract and the south line of that certain called 37.078 acre tract of land as described in a deed to Elaine M. Dawson, as recorded in Volume 2874, Page 014, said Deed Records;
- 3) **THENCE**, South 02 degrees 07 minutes 52 seconds West, along said common line, a distance of 132.59 feet to a fence post found for an angle corner;
- 4) **THENCE**, South 05 degrees 27 minutes 58 seconds East, continuing along said common line, passing at a distance of 57.72 feet a fence post found, continuing along said common line a total distance of 62.95 feet to a point for corner on the existing west right-of-way line of U.S. Highway 75 (a variable width right-of-way) as described as that certain called 1.428 acre tract of land (Tract # 1) in a deed to the State of Texas as recorded in Volume 643, Page 538 of said Deed Records;
- 5) **THENCE**, South 46 degrees 23 minutes 55 seconds West, departing said common line, along the common east line of said 135.991 acre tract and said existing west right-of-way line, a distance of 494.69 feet to a point for the common southeast corner of said 135.991 acre tract and the northeast corner of said 41.31 acre tract;
- 6) **THENCE**, South 87 degrees 59 minutes 21 seconds West, departing said existing west right-of-way line, along the common line of said 135.991 acre tract and said 41.31 acre tract, passing at a distance of 3.28 feet, a fence post found, continuing in all a total distance of 25.00 feet to another fence post found for an angle corner;
- 7) **THENCE**, North 88 degrees 26 minutes 14 seconds West, continuing along said common line, a distance of 75.48 feet to the **POINT OF BEGINNING**, and containing 1.4938 acres of land.

Tract 14

BEING a 0.8502 acre tract of land in the Hart Survey, Abstract Number 371, in Collin County, Texas, being part of that certain called 37.078 acre tract of land as described in a deed to Elaine M. Dawson, as recorded in Volume 2874, Page 014 Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a domed top wood post monument found on the existing west right-of-way line of US Highway 75 (a variable width right-of-way) and the southwest right-of-way line of FM 543 (a variable width right-of-way) with the common northeast line of said 37.078 acre tract and on said existing west right-of-way line of US Highway 75 that certain called 20.960 acre tract of land, as described in a deed to the State of Texas, as recorded in Volume 644, Page 357, said Deed Records;

THENCE, South 62 degrees 08 minutes 23 seconds West, along said common west right-of-way line and northeast line of said 37.078 acre tract, a distance of 151.22 feet to a point for an angle corner;

THENCE, South 00 degrees 14 minutes 44 seconds East, continuing along said common line, a distance of 366.92 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on the proposed west right-of-way line of US Highway 75 for the **POINT OF BEGINNING**;

- 1) **THENCE**, South 00 degrees 14 minutes 44 seconds East, continuing along said common line, a distance of 148.51 feet to a point for an angle corner;
- 2) **THENCE**, South 23 degrees 07 minutes 16 seconds West, continuing along said common line, a distance of 91.80 feet to a point for an angle corner;
- 3) **THENCE**, South 46 degrees 23 minutes 55 seconds West, continuing along said common line, a distance of 210.94 feet to a point for the most southerly southwest corner of said 37.078 acre tract and the most easterly northeast corner of that certain called 135.991 acre tract of land as, Tract 3-D, described in a deed to Addison G. Wilson, Jr., as recorded in Volume 935, Page 590, said Deed Records;
- 4) **THENCE**, North 05 degrees 27 minutes 58 seconds West, along the common west line of said 37.078 acre tract and the east line of said 135.991 acre tract, passing at a distance of 5.23 feet a fence post found, continuing in all a total distance of 62.95 feet to a fence post found for an angle corner;
- 5) **THENCE**, North 02 degrees 07 minutes 52 seconds East, continuing along said common line, a distance of 132.59 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set for corner on said proposed west right-of-way line, from which a fence post found bears North 02 degrees 07 minutes 52 seconds East, at a distance of 163.59 feet;
- 6) **THENCE**, North 45 degrees 55 minutes 20 seconds East, along said proposed west right-of-way line, a distance of 263.41 feet to the **POINT OF BEGINNING**, and containing 0.8502 acres of land.

Tract 15

SITUATED in the Meredith Hart Survey, Abstract No. 371 in Collin County, Texas and being a called 15.55 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of a TxDOT right minutes of minutes way recorded in instrument 20080425000500400 of the Official Public Record of Collin County, Texas;

North 23 degrees 4 minutes 17 seconds East a distance of 91.8 feet;
North 0 degrees 28 minutes 58 seconds East a distance of 526.623 feet;
North 62 degrees 3 minutes 49 seconds East a distance of 148.51 feet;
North 0 degrees 5 minutes 46 seconds East a distance of 3051.419 feet;
North 1 degrees 15 minutes 29 seconds East a distance of 364.66 feet;
North 0 degrees 35 minutes 5 seconds West a distance of 843.102 feet;
North 1 degrees 6 minutes 38 seconds East a distance of 998.979 feet;
North 1 degrees 27 minutes 12 seconds East a distance of 522.421 feet;
North 84 degrees 41 minutes 12 seconds East a distance of 83.669 feet;
South 89 degrees 2 minutes 56 seconds East a distance of 6.6 feet;
South 1 degrees 3 minutes 36 seconds West a distance of 766.555 feet;
South 7 degrees 24 minutes 17 seconds East a distance of 101.125 feet;
South 0 degrees 40 minutes 20 seconds West a distance of 103.667 feet;
South 5 degrees 4 minutes 56 seconds West a distance of 49.861 feet;
South 0 degrees 19 minutes 11 seconds West a distance of 4784.94 feet;
South 28 degrees 15 minutes 58 seconds East a distance of 287.608 feet;
South 44 degrees 27 minutes 56 seconds West a distance of 574.624 feet to the POINT OF BEGINNING, containing 15.55 acres.

Tract 16

BEING a 2.7531 acre tract of land in the Hart Survey, Abstract Number 371, in Collin County, Texas, being part of that certain called 103.07 acre tract of land as described in a deed to Evelyn Wilson Cole and Addison G. Wilson Jr., as recorded in Volume 2707, Page 894, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a domed top wood post monument found on the existing west right-of-way line of US Highway 75 (a variable width right-of-way) and the southwest right-of-way line of FM 543 (a variable width right-of-way) with the common northeast line of that certain called 37.078 acre tract of land as described in a deed to Elaine M. Dawson, as recorded in Volume 2874, Page 014, said Deed Records, and on the existing west right-of-way line of US Highway 75 that certain called 20.960 acre tract of land, as described in a deed to the State of Texas, as recorded in Volume 644, Page 357, said Deed Records;

THENCE, South 89 degrees 16 minutes 32 seconds East, across said FM 543, a distance of 90.00 feet to a point on the common south line of said 103.07 acre tract and said existing west right-of-way line as described in that certain called 15.189 acre tract of land, as Tract # 3, described in a deed to the State of Texas, as recorded in Volume 643, Page 538, said Deed Records;

THENCE, South 28 degrees 06 minutes 36 seconds East, along the common said east right-of-way line and said southwest line of said 103.07 acre tract, a distance of 164.00 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on the proposed west right-of-way line of US Highway 75 for the **POINT OF BEGINNING**;

- 1) **THENCE**, North 49 degrees 55 minutes 44 seconds East, along said proposed west right-of-way line, a distance of 219.78 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 2) **THENCE**, North 53 degrees 20 minutes 16 seconds East, continuing along said proposed west right-of-way line, a distance of 201.43 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;

- 3) **THENCE**, North 55 degrees 18 minutes 21 seconds East, continuing along said proposed west right-of-way line, a distance of 202.39 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;
- 4) **THENCE**, North 55 degrees 01 minutes 33 seconds East, continuing along said proposed west right-of-way line for a distance of 202.24 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner, and being the beginning of a control of access line;
- 5) **THENCE**, North 47 degrees 07 minutes 31 seconds East, continuing along said proposed west right-of-way line and said Control of Access line for a distance of 1,000.06 feet to a point for an angle corner;
- 6) **THENCE**, North 45 degrees 38 minutes 08 seconds East, continuing along said proposed west right-of-way line and said control of access line, passing at a distance of 228.56 feet to a 5/8 inch iron rod with a yellow plastic cap marked S.A.M. INC., set marking the end of said control of access line, continuing for a total distance of 1,177.30 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner;
- 7) **THENCE**, South 44 degrees 21 minutes 55 seconds East, continuing along said proposed west right-of-way line, a distance of 20.03 feet to a point for corner on the common southeast line of said 103.07 acre tract and said existing west right-of-way line described as Tract 4 that certain called 28.717 acre tract of land in a deed to the State of Texas, as recorded in Volume 643, Page 538, said Deed Records;
- 8) **THENCE**, South 40 degrees 46 minutes 24 seconds West, along said common southeast line of said 103.07 acre tract and said existing west right-of-way line, a distance of 186.19 feet to a point for an angle corner;
- 9) **THENCE**, South 46 degrees 29 minutes 24 seconds West, continuing along said common line, a distance of 1,100.00 feet to a point for an angle corner;
- 10) **THENCE**, South 47 degrees 55 minutes 25 seconds West, continuing along said common line, passing at a distance of 313.41 feet a 5/8 inch iron rod found on said common line, continuing in all a total distance of 399.84 feet to a point for an angle corner;
- 11) **THENCE**, South 46 degrees 29 minutes 24 seconds West, continuing along said common line, a distance of 1,345.01 feet to a point for corner;
- 12) **THENCE**, North 28 degrees 06 minutes 36 seconds West, continuing along said common southwest line of said 103.07 acre tract and said existing west right-of-way line, a distance of 124.82 feet to the **POINT OF BEGINNING**, and containing 2.7531 acres of land.

Tract 17

Situated in Collin County, Texas, in the Meredith Hart Survey, Abstract No. 371, part of the Add G. Wilson, Sr Estate, and part of 108.4 acres described in a deed from T. F. Manion et al to Add G. Wilson, dated Oct 8, 1937, recorded in Vol. 316, page 203 Collin County Deed Records;

BEGINNING at an iron stake in the north line of said 108.4 acres at its intersection with the East line of the right-of-way of F. M. Highway No. 543;

THENCE South 88 deg. 07' East, with said north line, at 2312.2 ft. an iron pipe set by old post, in all 2448.3 feet to a point in the center of East Fork Creek;

THENCE downstream, with the center of said creek and its meanderings as follows:

South 26 deg- 32 ' East 53.2 feet
South 16 deg. 05' East 454.03 feet to a point therein, at its
intersection with the northwest right-of-way line of U. S.
Highway No. 75 (Expressway);

THENCE South-westerly with said Right-of-way as follows:

South 47 deg. 21 ' West 348.0 feet
South 41 deg. 38 ' West 201.0 feet
South 47 deg. 21 ' West 1100.0 feet;
South 48 deg. 47 ' West 400.0 feet;
South 47 deg 21 ' West 1345.01 feet to its intersection with

the East Right-of-way line of F. M. Highway No. 543;

THENCE Northerly, with said East line as follows:

North 27 deg. 33 ' West 289.15 feet;
North 2 deg 15 ' West 4.3 feet;

North 0 deg 35 ' East 2599.9 feet to the place of beginning
CONTAINING 103.07 acres of land;

Save and Except

BEING a 2.7531 acre tract of land in the Hart Survey, Abstract Number 371, in Collin County, Texas, being part of that certain called 103.07 acre tract of land as described in a deed to Evelyn Wilson Cole and Addison G. Wilson Jr., as recorded in Volume 2707, Page 894, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a domed top wood post monument found on the existing west right-of-way line of US Highway 75 (a variable width right-of-way) and the southwest right-of-way line of FM 543 (a variable width right-of-way) with the common northeast line of that certain called 37.078 acre tract of land as described in a deed to Elaine M. Dawson, as recorded in Volume 2874, Page 014, said Deed Records, and on the existing west right-of-way line of US Highway 75 that certain called 20.960 acre tract of land, as described in a deed to the State of Texas, as recorded in Volume 644, Page 357, said Deed Records;

THENCE, South 89 degrees 16 minutes 32 seconds East, across said FM 543, a distance of 90.00 feet to a point on the common south line of said 103.07 acre tract and said existing west right-of-way line as described in that certain called 15.189 acre tract of land, as Tract # 3, described in a deed to the State of Texas, as recorded in Volume 643, Page 538, said Deed Records;

THENCE, South 28 degrees 06 minutes 36 seconds East, along the common said east right-of-way line and said southwest line of said 103.07 acre tract, a distance of 164.00 feet to a 5/8 Inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner on the proposed west right-of-way line of US Highway 75 for the **POINT OF BEGINNING**;

1) **THENCE**, North 49 degrees 55 minutes 44 seconds East, along said proposed west right-of-way line, a distance of 219.78 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;

2) **THENCE**, North 53 degrees 20 minutes 16 seconds East, continuing along said proposed west right-of-way line, a distance of 201.43 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;

3) **THENCE**, North 55 degrees 18 minutes 21 seconds East, continuing along said proposed west right-of-way line, a distance of 202.39 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner;

4) **THENCE**, North 55 degrees 01 minutes 33 seconds East, continuing along said proposed west right-of-way line for a distance of 202.24 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for an angle corner, and being the beginning of a control of access line;

- 5) **THENCE**, North 47 degrees 07 minutes 31 seconds East, continuing along said proposed west right-of-way line and said Control of Access line for a distance of 1,000.06 feet to a point for an angle corner;
- 6) **THENCE**, North 45 degrees 38 minutes 08 seconds East, continuing along said proposed west right-of-way line and said control of access line, passing at a distance of 228.56 feet to a 5/8 inch iron rod with a yellow plastic cap marked S.A.M. INC., set marking the end of said control of access line, continuing for a total distance of 1,177.30 feet to a 5/8 inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap** set for corner;
- 7) **THENCE**, South 44 degrees 21 minutes 55 seconds East, continuing along said proposed west right-of-way line, a distance of 20.03 feet to a point for corner on the common southeast line of said 103.07 acre tract and said existing west right-of-way line described as Tract 4 that certain called 28.717 acre tract of land in a deed to the State of Texas, as recorded in Volume 643, Page 538, said Deed Records;
- 8) **THENCE**, South 40 degrees 46 minutes 24 seconds West, along said common southeast line of said 103.07 acre tract and said existing west right-of-way line, a distance of 186.19 feet to a point for an angle corner;
- 9) **THENCE**, South 46 degrees 29 minutes 24 seconds West, continuing along said common line, a distance of 1,100.00 feet to a point for an angle corner;
- 10) **THENCE**, South 47 degrees 55 minutes 25 seconds West, continuing along said common line, passing at a distance of 313.41 feet a 5/8 inch iron rod found on said common line, continuing in all a total distance of 399.84 feet to a point for an angle corner;
- 11) **THENCE**, South 46 degrees 29 minutes 24 seconds West, continuing along said common line, a distance of 1,345.01 feet to a point for corner;
- 12) **THENCE**, North 28 degrees 06 minutes 36 seconds West, continuing along said common southwest line of said 103.07 acre tract and said existing west right-of-way line, a distance of 124.82 feet to the **POINT OF BEGINNING**, and containing 2.7531 acres of land.

Tract 18

BEING a tract of land situated in the Meredith Hart Survey, Abstract Number 371, City of McKinney, Collin County, Texas, and being a portion of the remainder of that certain tract of land conveyed to Elaine M. Dawson (no property description in recorded deed) according to Warranty Deed with Vendor's Lien recorded in Volume 2874, Page 14, Deed Records of Collin County, Texas (D.R.C.C.T.), and being a portion of that tract of land previously conveyed from HICO, Inc. to David L. Graham (description in recorded deed) according to the deed recorded Volume 1536, Page 768, D.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 3-1/4 inch aluminum disc stamped "Texas Department of Transportation ROW Monument" found for the most northerly corner of a tract of land awarded to the State of Texas for right-of-way of U.S. Highway 75 according to instrument entitled "JUDGMENT OF COURT IN ABSENCE OF OBJECTION", State of Texas v. Elaine M. Dawson, et al. as recorded in Instrument Number 20080425000500400, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), same being in the west right-of-way of U.S. Highway 75 according to deed to the State of Texas recorded in Volume 644, Page 357, D.R.C.C.T., and being the southeast corner of the remainder of said Dawson tract;

THENCE South 45°58'27" West (State of Texas deed ~ North 45°55'20" East), with the southeast line of the remainder of said Dawson tract and the northwest line of said U.S. Highway 75, a distance of 263.63 feet to a 3-1/4 inch aluminum disc stamped "Texas Department of Transportation ROW Monument" found for the northwest corner of said State of Texas tract, and being the southwest corner of the remainder of said Dawson tract and the southeast corner of the remainder of a tract of land conveyed to Central & Fannin Wilson 155, LLLP, according to Special Warranty Deed recorded in Instrument Number 20071113001536620, O.P.R.C.C.T.;

THENCE North 01°33'41" East (HICO, Inc. to David L. Graham deed ~ North 02°14' East), with the west line of said Dawson tract, and the east line of said Central & Fannin Wilson 155, LLLP tract, a distance of 611.87 feet to a 1/2 inch iron rod found for the northwest corner of said Dawson tract, said northwest corner also being the southwest corner of that certain tract of land conveyed to Billy Wayne Clay and wife, Delores Clay according to Warranty Deed recorded in Volume 3213, Page 169, D.R.C.C.T.;

THENCE North 88°29'34" East (HICO, Inc. to David L. Graham deed ~ South 89°10' West), with the north line of said Dawson tract and the south line of said Clay tract, a distance of 303.16 feet (HICO, Inc. to David L. Graham deed ~ 305.5 feet) to a fence corner, from whence a 1/2 inch iron rod with plastic cap stamped "TX REG NO 100189-00" set for the intersection of the westerly right-of-way line of U.S. Highway 75 (variable width right-of-way) according to deed to the State of Texas recorded in Volume 644, Page 357, D.R.C.C.T. and the west right-of-way line of FM 543 (variable width right-of-way) according to deed to the State of Texas recorded in Volume 522, Page 13, D.R.C.C.T., bears North 62°08'04" East, 1.17 feet;

THENCE South 62°08'04" West (State of Texas deed ~ South 62°08'23" West), with the southeast line of said Dawson tract and the northwest line of said U.S. Highway 75, 148.65 feet to an angle point (unable to monument due to obstruction);

THENCE South 00°11'37" East (State of Texas deed ~ South 00°14'44" East), with the east line of said Dawson tract and with the west line of said U.S. Highway 75, a distance of 366.93 feet to the POINT OF BEGINNING and containing 2.2475 acres (97,899 square feet) of land, more or less.

Tract 19

SITUATED IN COLLIN COUNTY, TEXAS AND BEING THE SOUTH 136.6 FEET OF A TRACT OF LAND CONTAINING 1.81 ACRES OF LAND OUT OF THE MEREDITH HART SURVEY, ABSTRACT NO. 371, COLLIN COUNTY, TEXAS, AND BEING A PART OF A 9.018-ACRE TRACT OF LAND CONVEYED TO JACK MILLER BY JAMES W. CRUMP ET UX BY DEED RECORDED IN VOLUME 775, PAGE 648, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE EAST LINE OF THE SAID TRACT IN THE WEST RIGHT OF WAY LINE OF FM HWY NO. 543, SAID STAKE BEARS SOUTH 00 DEGREES 38 MINUTES WEST A DISTANCE OF 628.4 FEET FROM THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 0 DEGREES 38 MINUTES WEST ALONG THE WEST RIGHT OF WAY LINE OF FM HWY NO. 543 A DISTANCE OF 125 FEET FOR THE BEGINNING POINT AND NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 0 DEGREES MINUTES WEST ALONG THE WEST RIGHT OF WAY LINE OF FM HWY NO. 543 A DISTANCE OF 136.6 FEET TO A RIGHT OF WAY MARKER FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 10 MINUTES WEST A DISTANCE OF 305.5 FEET TO AN IRON STAKE IN THE WEST LINE OF THE TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 2 DEGREES 25 MINUTES 24 SECONDS EAST WITH THE ESTABLISHED FENCE LINE ALONG THE WEST LINE OF THE TRACT A DISTANCE OF 136.6 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 10 MINUTES EAST A DISTANCE OF 297.6 FEET TO THE PLACE OF BEGINNING.

Tract 20

SITUATED IN THE MEREDITH HART SURVEY, ABSTRACT NO 371, AND BEING PART OF A 9.018 ACRE TRACT OF LAND CONVEYED TO JACK MILLER BY JAMES W. CRUMP, ET UX BY DEED RECORDED IN VOLUME 775, PAGE 648 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EAST LINE OF SAID 9.018 ACRE TRACT, EAST LINE OF TRACT BEING THE WEST RIGHT OF WAY LINE OF FM HWY NO. 543, PIN BEARS SOUTH 0 DEGREES 38 MINUTES 331 FEET FROM THE NORTHEAST CORNER OF SAID 9.018 ACRE TRACT;

THENCE SOUTH 89 DEGREES 10 MINUTES WEST 288.3 FEET TO AN IRON PIN SET IN AN ESTABLISHED FENCE BEING THE WEST LINE OF 9.01.8 ACRE TRACT;

THENCE SOUTH 2 DEGREES 25 MINUTES 24 SECONDS WEST WITH THE WEST LINE OF 9.018 ACRE TRACT 297.8 FEET TO AN IRON PIN;

THENCE NORTH 89 DEGREES 10 MINUTES EAST 297.6 FEET TO AN IRON PIN SET IN THE EAST LINE OF 9.018 ACRE TRACT, WHICH IS THE WEST RIGHT OF WAY LINE OF FM HWY NO. 543;

THENCE NORTH 0 DEGREES 38 MINUTES EAST WITH RIGHT OF WAY LINE 297.4 FEET TO THE PLACE BEGINNING, CONTAINING 2.000 ACRES, MORE OR LESS.

Tract 21

A tract or parcel of land situated in Collin County, Texas, a part of the MEREDITH HART SURVEY, ABSTRACT NO. 371, and being a part of a 1.42 acre tract as described in a Deed from ROY C. RECTOR to JAMES E. HARDIN, JR., recorded in Volume 968, Page 738, of the Collin County Deed Records, and being more particularly described as follows:

BEGINNING at an iron stake in the East line of the said tract in the West Right-Of-Way line of FM. HIGHWAY 543, said stake bears South 00 degrees 38 minutes West, a distance of 56.3 feet from the Northeast corner of the said tract;

THENCE, South 00 degrees 38 minutes West with the East line of the tract, a distance of 149.7 feet to an iron stake;

THENCE South 88 degrees 42 minutes West with an established chain link fence, a distance of 287.85 feet to an iron stake in the West line of the said tract;

THENCE North 02 degrees 14 minutes East with established fence and hedge Right-Of-Way, a distance of 169.7 feet to an iron stake;

THENCE South 87 degrees 17 minutes 47 seconds East with a fence, a distance of 283.13 feet to the PLACE OF BEGINNING and containing 1.046 acres of land, more or less.

Tract 22

SITUATED in Collin County, Texas, in the MEREDITH HART SURVEY, Abstract No. 371, being a survey of the 1.176 acre tract described in a deed from George Krensavage and Kathy Krensavage to Robert Neil Howard and Janice Howard, dated June 20, 1994, recorded in Clerk's File No. 94-0059154 of the Collin County Land Records, being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron pin found at the Northeast corner of said 1.176 acre tract in the west right-of-way line of Farm Road No. 543;

THENCE South 00°38'00" West with the west right-of-way line of said Farm Road No. 543 and the east line of said 1.176 acre tract, 181.01 feet to a 1/2 inch iron pin found at the southeast corner of said 1.176 acre tract;

THENCE North 86°49'13" West, with the south line of said 1.176 acre tract and generally near a fence, 283.24 feet to a 5/8 inch iron pin found at the southwest corner of said 1.176 acre tract;

THENCE North 2°15'03" East, with the west line of said 1.176 acre tract and generally near a fence, 183.47 feet to a 1/2 inch iron pin found at the northwest corner of said 1.176 acre tract;

THENCE South 86°16'51" East, with the north line of said 1.176 acre tract, 278.19 feet to the PLACE OF BEGINNING and containing 1.17 ACRES OF LAND, more or less.

Tract 23

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, and being a portion of that certain called 154.581 acre tract of land conveyed to Cole 154, LLC as recorded in Instrument No. 20120718000869990 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the most easterly southeast corner of the aforementioned Cole 154, LLC tract, said corner also being the northeast corner of the remainder of a called 155.1207 acre tract of land conveyed to Central & Fannin Wilson 155, LLLP according to the Special Warranty Deed as recorded in Instrument No. 20071113001536620, O.P.R.C.C.T., and being in the west right-of-way line of F.M. 543 (variable width right-of-way, 90' wide at this point) as conveyed to the State of Texas according to the Right-of-way Deed recorded in Volume 516, Page 563 of the Deed Records of Collin County, Texas;

THENCE N 88°24'58" W (deed ~ N 88°04'13" W), departing said west right-of-way line of F.M. 543 and with the most easterly south line of said Cole 154, LLC tract and the most easterly north line of said Central & Fannin Wilson 155, LLLP tract, passing a found 1/2" iron pipe at 0.79 feet and continuing a total distance of 55.49 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 53°28'28" W, departing the most easterly south line of said Cole 154, LLC tract and the most easterly north line of said Central & Fannin Wilson 155, LLLP tract, 39.49 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 09°26'12" W, 21.58 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 09°26'38", a radius of 1110.00 feet, a tangent length of 91.69 feet and a chord which bears N 29°28'48" E, 182.75 feet;

THENCE, with said non-tangent curve to the left, an arc distance of 182.96 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the easterly east line of said Cole 154, LLC tract and the aforementioned west right-of-way line of F.M. 543, from whence the most easterly northeast corner of said Cole 154, LLC tract bears N 00°13'30" W (deed ~ S 0°33'05" W), 341.47 feet;

THENCE S 00°13'30" E (deed ~ S 0°33'05" W), with the most easterly east line of said Cole 154, LLC tract and said west right-of-way line of F.M. 543, 205.42 feet to the POINT OF BEGINNING and containing 0.2377 acres (10,354 square feet) of land, more or less.

Tract 24

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, in the City of McKinney, Collin County, Texas, and being a portion of that certain called 154.581 acre tract of land conveyed to Cole 154, LLC according to the Special Warranty Deed With Mineral Reservation as recorded in Instrument No. 20120718000869990 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the most easterly northeast corner of the aforementioned Cole 154, LLC tract, said corner also being the southeast corner of that certain 16.857 acre tract of land conveyed to Tom B. Wilson, Sr. and described as Tract 1-C in the Warranty Deed recorded in Volume 935, Page 598 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being in the west right-of-way line of F.M. 543 (90' wide right-of-way) as conveyed to the State of Texas according to the Right-of-way Deed recorded in Volume 516, Page 563, D.R.C.C.T.;

THENCE S 00°13'30" E (deed ~ S 0°33'05" W), with the most easterly east line of said Cole 154, LLC tract and said west right-of-way line of F.M. 543, 341.47 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner, from whence the most easterly southeast corner of said Cole 154, LLC tract bears S 00°13'30" E (deed ~ S 0°33'05" W), 205.42 feet, said set iron rod being the beginning of a non-tangent curve to the right having a central angle of 09°26'38", a radius of 1,110.00 feet, a tangent length of 91.69 feet and a chord which bears S 29°28'48" W, 182.75 feet;

THENCE, departing the most easterly east line of said Cole 154, LLC Tract and said west right-of-way line of F.M. 543 and with said non-tangent curve to the right, an arc distance of 182.96 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE S 09°26'12" E, 21.58 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE S 53°28'28" E, 39.49 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the most easterly south line of said Cole 154, LLC tract, said most easterly south line also being the most easterly north line of the remainder of a called 155.1207 acre tract of land conveyed to Central & Fannin Wilson 155, LLLP according to the Special Warranty Deed recorded in Instrument No. 20071113001536620, O.P.R.C.C.T.;

THENCE N 88°24'58" W (deed ~ N 88°04'13" W), with the most easterly south line of said Cole 154, LLC, tract and the most easterly north line of said Central & Fannin Wilson 155, LLLP tract, 217.92 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 34°54'06", a radius of 990.00 feet, a tangent length of 311.21 feet and a chord which bears N 24°34'13" E, 593.78 feet;

THENCE, departing the most easterly south line of said Cole 154, LLC, tract and the most easterly north line of said Central & Fannin Wilson 155, LLLP tract and with said non-tangent curve to the left, an arc distance of 603.06 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the most easterly north line of said Cole 154, LLC, tract and the south line of the aforementioned Tom B. Wilson, Sr. tract, from whence a 3/8" iron rod found for an ell corner of said Cole 154, LLC, tract and the southwest corner of said Tom B. Wilson, Sr. tract bears N 88°23'19" W (deed ~ S 87°34'09" E), 1311.96 feet;

THENCE S 88°23'19" E (deed ~ S 87°34'09" E), with the most easterly north line of said Cole 154, LLC, tract and the south line of said Tom B. Wilson, Sr. tract, passing a found bent 1/2" iron pipe at 22.69 feet, and continuing a total distance of 24.28 feet to the POINT OF BEGINNING and containing 1.2141 acres (52,888 square feet) of land, more or less.

Tract 25

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being part of a 154.581 acre tract as conveyed to Cole 154, LLC and recorded in County Clerks No. 20120718000869990, Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found for corner at the northeast corner of said 135.992 acre tract;

THENCE S 02°12'29" W a distance of 375.17' to a 1" iron pipe found for corner;

THENCE S 02°06'12" W a distance of 546.19' to a 1" iron pipe found for corner;

THENCE S 87°34'09" E a distance of 1311.08' to a capped 1/2" iron rod set for corner in the new ROW line, said iron rod being in a curve to the right with a chord bearing of S 25°22'29" W and a chord distance of 596.29'

THENCE along said curve the right following the new ROW line through a central angle of 35°03'14" W a radius distance of 990.00' and a arc distance of 605.69' to a capped 1/2" iron rod set for corner;

THENCE N 88°04'13" W a distance of 1074.78' to a 1/2" iron rod set for corner;

THENCE S 02°06'01" W a distance of 592.61' to a 1" iron pipe found for corner;

THENCE N 86°42'55" W passing at 100.00' a capped 1/2" iron rod set and continuing in all a distance of 2645.24' to the center line of Honey Creek;

THENCE following the center line of Honey Creek the following calls:

N 09°05'12" E a distance of 39.47';
N 07°09'20" W a distance of 14.70';
N 56°03'20" W a distance of 83.50';
N 79°33'20" W a distance of 100.70';
N 29°44'20" W a distance of 96.60';
N 07°40'20" W a distance of 101.80';
N 56°32'40" E a distance of 71.50';
N 71°24'00" E a distance of 168.00';
N 41°56'00" E a distance of 124.00';
N 05°24'00" E a distance of 44.00';
N 17°49'00" W a distance of 110.60';
N 06°34'00" E a distance of 119.90';
N 17°40'00" W a distance of 192.60';
N 64°30'00" W a distance of 76.70';
S 87°11'00" W a distance of 54.30';
S 50°38'00" W a distance of 58.70';
S 23°12'00" W a distance of 53.30';
S 10°47'00" E a distance of 266.90';
S 22°09'00" W a distance of 48.60';
S 61°53'00" W a distance of 51.00';
N 87°12'00" W a distance of 58.50';
N 71°21'00" W a distance of 69.38';

THENCE N 02°31'55" E passing at 48' a wood post on the bank and the start of the wire fence and continuing in all a distance of 345.42' to a wood fence post;

THENCE N 03°40'47" E a distance of 1193.90' to a 1" iron pipe found for corner;

THENCE S 86°13'00" E a distance of 2956.96' to the POINT OF BEGINNING and containing 6,670,121 square feet or 153.125 acres of land.

Tract 26

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being part of a 50 acre tract as conveyed to Burtcy Crump and recorded in Volume 22, Page 572, Deed Records of Collin County, Texas and being Tracts 1, 2, 3, 4 as conveyed to Crump's Garden, Inc. and recorded in County Clerks No. 20131023001451290, Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod set for corner at the Southeast corner of said Tract 3, said iron rod being in the West Right Of Way Line of F.M. No. 543;

THENCE N 88 degrees 07 minutes 35 seconds W a distance of 695.17' to a bolt found for corner, said bolt being at the Southeast corner of a 1.00 acre tract as conveyed to Thomas A. Crump and recorded in Volume 5138, Page 7371, R.P.R.C.C.T.;

THENCE N 01 degree 35 minutes 29 seconds E following the East line of said 1.000 acre tract a distance of 208.67' to a 1/2" iron rod found for corner being the Northeast corner of said 1.000 acre tract;

THENCE N 88 degrees 48 minutes 40 seconds W following the North line of said 1.000 acre tract a distance of 208.41' to a 1/2" iron rod found for corner being the Northwest corner of said 1.000 acre tract;

THENCE S 01 degree 40 minutes 56 seconds W following the West line of said 1.000 acre tract a distance of 208.68' to a 5/8" iron rod found for corner being the Southwest corner of said 1.000 acre tract;

THENCE N 88 degrees 09 minutes 01 second W a distance of 417.02' to a 1" iron pipe found for corner at an angle point in the East line of a 154.581 acre tract as conveyed to Cole 154 LLC and recorded in C.C. No. 20120718000869990, R.P.R.C.C.T.;

THENCE N 02 degrees 12 minutes 29 seconds E following the East line of said 154.581 acre tract a distance of 375.17' to a 1" iron pipe found for corner at the Northeast corner of said 154.581 acre tract, said pipe being the Southeast corner of a tract conveyed to Tom Wilson as recorded in Volume 935, Page 598, R.P.R.C.C.T.;

THENCE N 01 degrees 50 minutes 38 seconds E following the East line of said Wilson tract a distance of 1272.68' to a 1/2" iron rod found for corner at the base of a pipe fence corner;

THENCE S 88 degrees 02 minutes 48 seconds E in the general direction of a pipe fence a distance of 1088.43' to a 1/2" iron rod found for corner at the Northwest corner of a called 1.6974 acre tract as conveyed to William Crump and recorded in Volume 4869, Page 727, R.P.R.C.C.T.;

THENCE S 01 degrees 39 minutes 34 seconds W following the West line of said 1.6974 acre tract passing at 519.24 a 1/2" iron rod found at the Southwest corner of said 1.6974 acre tract same being the Northwest corner of a called 1.7408 acre tract as conveyed to Thomas W. Crump and recorded in Volume 4869, Page 732, R.P.R.C.C.T. and continuing in all a distance of 1028.43' to a 1/2" iron rod found for corner at the Southwest corner of a said called 1.7408 acre tract;

THENCE S 88 degrees 16 minutes 06 seconds E following the South line of said 1.7408 acre tract passing at 28.10' the Southeast corner of said 1.7408 acre tract and same being the Southwest corner of a called 1.000 acre tract as conveyed to Thomas W. Crump and continuing in all a distance of 226.04' to a capped 1/2" iron rod set for corner in the West ROW line of said F.M. No. 543;

THENCE S 01 degree 46 minutes 26 seconds W following West ROW line of said F.M. No. 543 a distance of 615.78' to the POINT OF BEGINNING and 1,891,181 square feet, 43.416 acres of land.

Tract 27

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being all of a 1.000 acre tract as conveyed to Thomas A. Crump and recorded in Volume 5138, Page 7371, Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a capped 1/2" iron rod set for corner at the Southeast corner of said Tract 3, said iron rod being in the West right of way line of F. M. No. 543;

THENCE N 88 degrees 07 minutes 35 seconds W a distance of 695.17' to a bolt found for corner, being the POINT OF BEGINNING, said bolt being at the Southeast corner of a 1.00 acre tract as conveyed to Thomas A. Crump and recorded in Volume 5138, Page 7371, R.P.R.C.C.T.;

THENCE N 88 degrees 48 minutes 55 seconds W a distance of 208.74' to a 5/8" Iron rod found for corner;

THENCE N 01 degree 40 minutes 56 seconds E a distance of 208.68' to a 1/2" iron rod found for corner;

THENCE S 88 degrees 48 minutes 40 seconds E a distance of 208.41' to a 1/2" iron rod found for corner;

THENCE S 01 degree 35 minutes 29 seconds W a distance of 208.67' to the POINT OF BEGINNING and 53,524 square feet, 0.999 acres of land.

Tract 28

BEING a tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being all of a 1.7408 acre tract as conveyed to Thomas W. Crump and recorded in Volume 4869, Page 732, Deed Records of Collin County, Texas and being all of a 1.000 acre tract as conveyed to Thomas W. Crump and recorded in Volume 671, Page 10, Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southeast corner of said 1.000 acre tract, said iron rod being in the West right of way line of F. M. No. 543;

THENCE N 88 degrees 16 minutes 06 seconds W a distance of 226.04' to a 1/2" iron rod found for corner;

THENCE N 01 degree 39 minutes 34 seconds E a distance of 509.20' to a 1/2" iron rod found for corner;

THENCE S 88 degrees 02 minutes 37 seconds E a distance of 227.06' to a capped 1/2" iron rod set for corner in the West right of way line of F. M. No. 543;

THENCE S 01 degree 46 minutes 26 seconds W following the West right of way line of F. M. No. 543 a distance of 508.31' to the POINT OF BEGINNING and 115,259 square feet, 2.646 acres of land.

Tract 29

DESCRIPTION 1.6974 Acres of Land

SITUATED in Collin County, Texas, in the Meredith Hart Survey, Abstract No. 371, being a resurvey of part of "THE 30-ACRE TRACT" described in a deed from James, E. (Jimmy) Crump and wife, Shirley Crump to Crump's Garden, Inc. dated Oct. 3, 1986, recorded in Volume 2476, Page 208 of the Collin County Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pin set in the east line of said THE 30-ACRE TRACT and at the southeast corner of the William R. Crump 1 acre, Ref. Volume 1137, Page 615 and in the west R.O.W. line of Farm Road No. 543;

Thence south 0°02' east, 310.41 feet with the east line of said THE 30-ACRE TRACT and with said west R.O.W. line to an iron pin set in said line, at the northeast corner of a 1.7408 acre tract;

Thence north 89°51'03" west, 226.19 feet with the north line of said 1.7408 acre tract to an iron pin set at the northwest corner of said 1.7408 acre tract;

Thence north 0°02' west, 519.44 feet to an iron pin set in the north line fence of said THE 30-ACRE TRACT and in the south line of the Joe B. Crump 30.25 acres, Ref. V. 756, P. 672;

Thence south 89°45'24" east, 17.91 feet with said north line and said south line and with said fence to an iron pin found in said line at the northwest corner of said 1 acre tract;

Thence south 0°06'25" west, 208.66 feet with the west line of said 1 acre tract to an iron pin found at the southwest corner of said 1 acre tract;

Thence south 89°45'24" east, 208.79 Feet with the south line of said 1 acre tract to the PLACE OF BEGINNING and containing 1.6974 acres of land.

Tract 30

Being a 1.00 acre tract situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, being all of a tract of land conveyed to William R. Crump, by deed recorded in Volume 1137, Page 615, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod set for corner, said corner being the Southeast corner of a tract of land conveyed to James Alan Augspurger, by deed recorded in Volume 4988, Page 2791, Deed Records, Collin County, Texas, and being a point in the West line of Farm to Market 543 (a Variable Width Right-of-Way);

THENCE South 00 degrees 02 minutes 00 seconds East, along the West line of said Farm to Market 543, a distance of 208.73 feet to a 1/2 inch iron rod found for corner, said corner being a Northeastern corner of a tract of land conveyed to William R. Crump, by deed recorded in Volume 4869, Page 727, Deed Records, Collin County, Texas;

THENCE North 89 degrees 40 minutes 00 seconds West, departing from the West line of said Farm to Market 543, a distance of 208.73 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 02 minutes 00 seconds West, a distance of 208.73 feet to a 1/2 inch iron rod found for corner, said corner being a point in the South line of said Augspurger tract;

THENCE South 89 degrees 40 minutes 00 seconds East, along the South line of said Augspurger tract, a distance of 208.75 feet to the POINT OF BEGINNING containing 43,567 square feet or 1.00 acres of land.

Tract 31

BEING situated in Collin County, Texas in the Meredith Hart Survey, Abstract No. 371, and being that same 84.231 acre tract as described in a Special Warranty Deed to Seminole McKinney 84, LTD and recorded in County Clerk's File No. 2003-0014556 of the Deed Records of Collin County, Texas (hereafter referred to as "D.R.C.C.T."), and being more fully described as follows:

BEGINNING at a 5/8 inch iron rod found at the Northwest corner of the end of the said 84.231 acre tract on the East Right-of way line of Farm to Market Highway No. 543 (a 90 foot Right-of-way) and same being the Southwest corner of a called 66.9 acre tract of land described in a deed to Paul H. Pogue and wife, Judy L. Pogue, dated February 11, 1992 and recorded in County Clerk's File No. 92-0008425, D.R.C.C.T.;

THENCE: South 88 degrees 56 minutes 35 seconds East along the North line of said 84.231 acre tract and the South line of said 66.9 acre Pogue tract, passing a 1/2 inch iron rod set at 2010.0 feet, and continuing in all, a distance of 2069.44 feet to the Northwest corner of the said 84.231 acre tract and the Southeast corner of said 66.9 acre Pogue tract in the centerline of East Fork of the Trinity River and same being West line of a called 42.01 acre tract described as "Tract 1" in a deed to Sheila D. Burrow and Marcus D. Burrow, dated November 5, 1996 and recorded in County Clerk's File No. 96-0095322, D.R.C.C.T.;

THENCE: in a Southerly direction downstream with the meanders of said East Fork of the Trinity River and with the West line of said 42.01 acre Burrow tract, the West line of a called 38 3/4 acre tract described in a deed to John G. Turbeville and wife, Betty M. Turbeville, dated September 19, 1977 and recorded in Volume 1071, Page 802 and the West line of a called 33.86 acre tract described in a deed to Evelyn Wilson Cole and Addison Wilson, Jr., dated September 14, 1987 and recorded in Volume 2707, Page 894, D.R.C.C.T. as follows:

THENCE South 61 degrees 12 minutes 04 seconds East a distance of 46.74 to a point;

THENCE South 28 degrees 15 minutes 54 seconds East a distance of 77.63 to a point;

THENCE South 18 degrees 57 minutes 42 seconds East a distance of 89.94 to a point;

THENCE South 03 degrees 29 minutes 41 seconds East a distance of 53.89 to a point;

THENCE South 22 degrees 32 minutes 08 seconds West a distance of 97.53 to a point;

THENCE South 38 degrees 22 minutes 04 seconds West a distance of 40.70 to a point;

THENCE South 65 degrees 47 minutes 06 seconds West a distance of 90.55 to a point;

THENCE South 50 degrees 33 minutes 48 seconds West a distance of 109.61 to a point;

THENCE South 36 degrees 11 minutes 55 seconds West a distance of 91.51 to a point;

THENCE South 21 degrees 11 minutes 48 seconds West a distance of 164.24 to a point;

THENCE South 37 degrees 43 minutes 14 seconds West a distance of 172.45 to a point;

THENCE South 19 degrees 51 minutes 18 seconds West a distance of 165.46 to a point;

THENCE South 02 degrees 53 minutes 47 seconds East a distance of 34.71 to a point;

THENCE South 35 degrees 20 minutes 58 seconds East a distance of 95.56 to a point;

THENCE South 55 degrees 14 minutes 22 seconds East a distance of 31.10 to a point;

THENCE South 75 degrees 56 minutes 58 seconds East a distance of 163.67 to a point;

THENCE North 83 degrees 30 minutes 40 seconds East a distance of 95.35 to a point;

THENCE South 79 degrees 06 minutes 57 seconds East a distance of 78.90 to a point;

THENCE South 41 degrees 44 minutes 27 seconds East a distance of 74.49 to a point;

THENCE South 39 degrees 36 minutes 39 seconds West a distance of 67.49 to a point;

THENCE South 53 degrees 21 minutes 21 seconds West a distance of 110.96 to a point;

THENCE South 39 degrees 27 minutes 23 seconds West a distance of 74.94 to a point;

THENCE South 28 degrees 45 minutes 09 seconds West a distance of 76.40 to a point;

THENCE South 10 degrees 50 minutes 59 seconds West a distance of 58.06 to a point;

THENCE South 13 degrees 53 minutes 04 seconds East a distance of 18.38 to a

point;

THENCE South 48 degrees 54 minutes 36 seconds East a distance of 95.68 to a point;

THENCE South 65 degrees 49 minutes 52 seconds East a distance of 216.72 to a point;

THENCE South 52 degrees 52 minutes 52 seconds East a distance of 51.97 to a point;

THENCE South 45 degrees 46 minutes 03 seconds East a distance of 208.15 to a point;

BEING the Southeast corner of the said 84.231 acre tract and same being the Northeast corner of a called 103.07 acre tract of land described in the above mentioned deed to Evelyn Wilson Cole and Addison Wilson, Jr.;

THENCE: North 88 degrees 02 minutes 31 seconds West, departing the said East Fork of the Trinity River, along the South line of the said 84.231 tract and the North line of said 103.07 acre tract, passing a 1/2 inch iron rod set at a distance of 150.00 feet and continuing in all, a distance of 2433.98 feet to a 1/2 inch iron rod set at the Southwest corner of the said 84.231 acre tract and the Northwest corner of said 103.07 acre tract on the East Right-of-way line of the above mentioned Farm to Market Highway No. 543;

THENCE: North 01 degree 49 minutes 29 seconds East (Geodetic Reference Bearing), along the West line of the said 84.231 acre tract and the East Right-of-way line of said F.M. Hwy No. 543, a distance of 1809.31 feet to the POINT OF BEGINNING and containing 84.231 acres of land more or less.

Tract 32

Situated in the County of Collin, State of Texas, being out of the Meredith Hart Survey, Abstract No. 371, and being all of the land described as being 17.461 acres conveyed from J. C. Welborn et ux to Neill W. Portermain et ux by deed dated March 12th 1980 and recorded in Volume 1246 at Page 267 of the Deed Records of Collin County, Texas, also being all of the land described as 49.389 acres conveyed from Jackson Ford Tractor, Inc. to Neill W. Portermain et ux by deed dated February 22nd 1982 and recorded in Volume 1479 at Page 834 of the said Deed Records and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 3/4 inch pipe found at the Northwest corner of the 49.389 acre tract in the East right-of-way line of P. M. Highway No. 543;

THENCE South 89 deg. 27 min. 14 sec. East along signs of an old fence line maintaining the North line both the 49.389 acre tract and the 68.6 acre tract conveyed from R. H. Parvin et ux to J. C. Welborn et ux by deed dated August 17th 1940 and recorded in Volume 326 at Page 188 of the Deed Records of Grayson County, Texas, for a total distance of 2403.5 feet more or less to the centerline intersection of the East Fork of the Trinity River, the Northeast corner of the 49.389 acre tract;

Thence in a Southerly direction with the centerline of the East Fork of the Trinity River maintaining the East line of both the 49.389 and the 17.461 acre tracts, the following calls and distances:

South 89 deg. 58 min. 12 sec. East, 29.52 feet;
 South 42 deg. 39 min. 16 sec. East, 158.94 feet;
 South 07 deg. 37 min. 48 sec. East, 86.86 feet;
 South 08 deg. 58 min. 08 sec. East, 69.46 feet;
 South 36 deg. 14 min. 24 sec. West, 133.49 feet;
 South 53 deg. 24 min. 42 sec. West, 305.52 feet;
 South 81 deg. 56 min. 47 sec. West, 242.33 feet;
 South 02 deg. 32 min. 30 sec. East, 100.00 feet;
 South 29 deg. 31 min. 26 sec. East, 223.54 feet;
 South 38 deg. 32 min. 47 sec. West, 86.03 feet;
 South 80 deg. 32 min. 42 sec. West, 321.33 feet;
 South 19 deg. 04 min. 10 sec. West, 18.42 feet;
 South 29 deg. 34 min. 45 sec. West, 76.91 feet;
 South 29 deg. 17 min. 33 sec. East, 129.18 feet;
 South 67 deg. 26 min. 40 sec. East, 336.35 feet to the
 Southeast corner of both the 17.461 and the 68.6 acre tract;

THENCE North 89 deg. 45 min. 03 sec. West along signs of
 an old fence line maintaining the South line of the 17.461 acre
 tract, a distance of 2092.70 feet to a 1/2 inch rod set for the
 Southwest corner of the 17.461 acre tract in the East
 right-of-way line of F. M. Highway No. 543;

Thence in a Northerly direction with the East line of the
 highway, the following calls and distances:

North 00 deg. 51 min. 00 sec. East, a distance of 186.20 feet
 to a wooden right-of-way monument;
 North 05 deg. 08 min. 21 sec. East, a distance of 200.56 feet
 to a wooden right-of-way monument;
 North 00 deg. 51 min. 00 sec. East, a distance of 100.00 feet
 to a wooden right-of-way monument;
 North 07 deg. 40 min. 51 sec. West, a distance of 101.12 feet
 to a wooden right-of-way monument;
 North 00 deg. 51 min. 00 sec. East, a distance of 763.55 feet
 to the place of beginning, and containing 66.9 acres of land
 more or less.....

Tract 33

**Situated in the State of Texas, the County of Collin and the City of McKinney, being
 a tract of land out of the Meredith Hart Survey, Abstract 371, being all of a tract of
 land conveyed to J.M. Clay by deed recorded in Volume 1349, Page 249 of the Deed
 Records of Collin County, Texas and these premises being more particularly
 described as follows;**

**BEGINNING at a 1/2 inch iron rod set in the West right of way line of F.M Highway
 No. 543, marking the Southeast corner of a tract of land conveyed to Daniel J. Wolf,
 Jr., and wife, Shawna M. Wolf by deed recorded in Volume 3390, Page 427 of the
 Deed Records of Collin County, Texas, and the northeast corner of said premises;**

**THENCE with said right of way line and the east line of said premises, South 00
 degrees 38 minutes 00 seconds West, 125.00 feet to a 1/2 inch iron rod found
 marking the northeast corner of a tract of land conveyed to Billy Wayne Clay by
 deed recorded in Volume 3213, Page 169 of the Deed Records of Collin County,
 Texas, and the southeast corner of said premises;**

THENCE with the north line of said Clay tract and the south line of said premises, South 89 degrees 10 minutes 00 seconds West 301.23 feet to a 1/2 inch iron rod set in the east line of a tract of land conveyed to Addison G. Wilson, Jr., by deed recorded in Volume 935, Page 590 of the Deed Records of Collin County, Texas, marking the northwest corner of said Clay Tract and the southwest corner of said premises;

THENCE with the east line of said Wilson tract and the West line of said premises, North 02 degrees 53 minutes 39 seconds East, 125.67 feet to a 1/2 inch iron rod found marking the southwest corner of said Wolf tract and the northwest corner of said premises;

THENCE with the south line of said Wolf tract and the north line of said premises, North 89 degrees 15 minutes 09 seconds East, 296.26 feet to the POINT OF BEGINNING and containing 0.86 acres of land, more or less.

END OF EXHIBIT B