

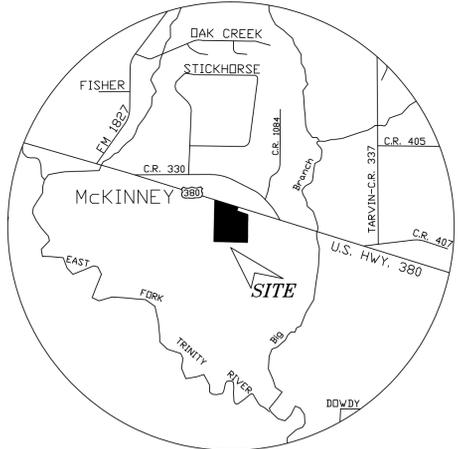
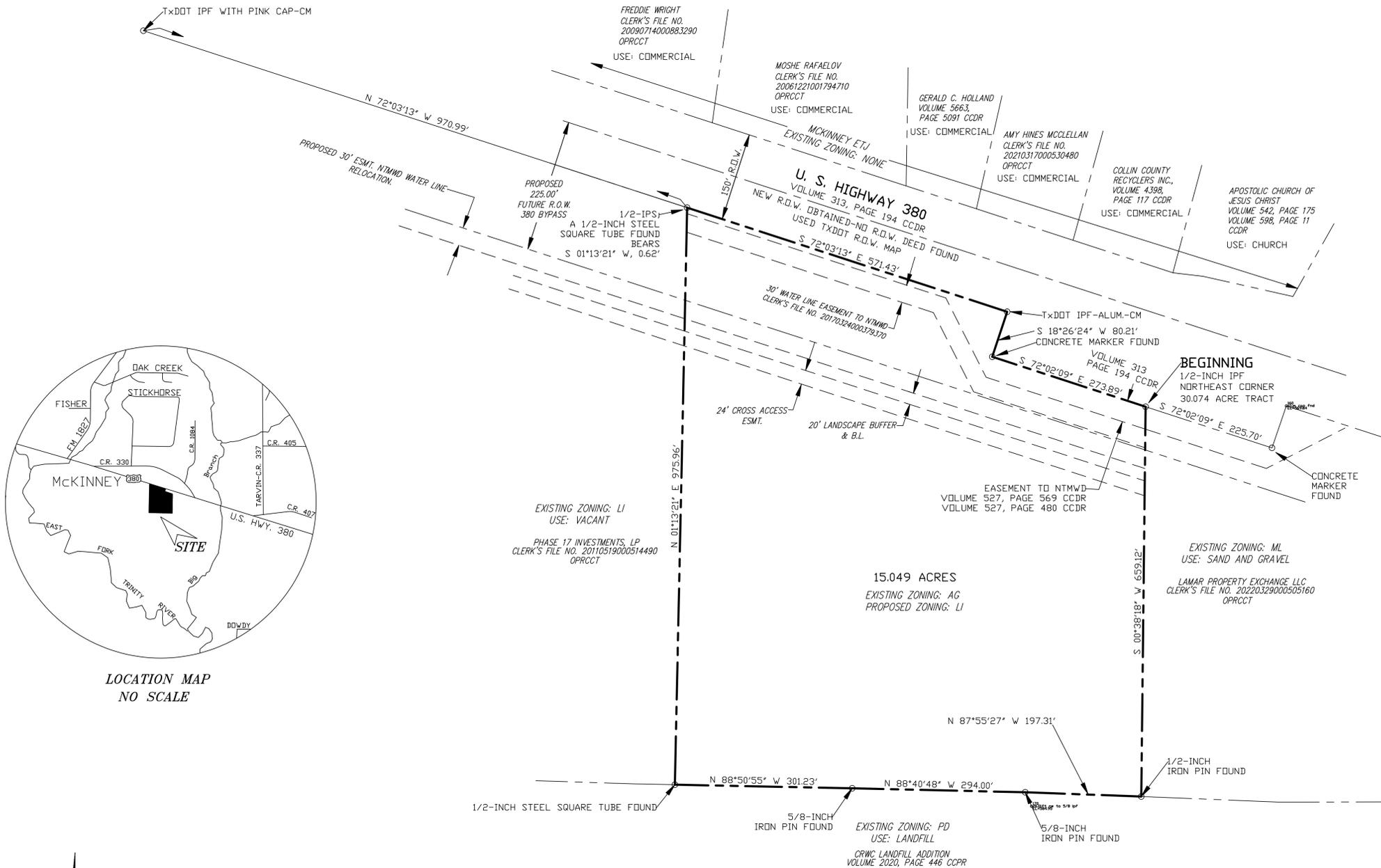
DESCRIPTION 15.049 ACRES
 SITUATED in the City of McKinney, in Collin County, Texas, in the H. T. Chenoweth Survey, Abstract No. 157, being a survey of the 30.074 acre tract less and except 15.000 acres described in a deed from Yongshik Kim and Sae Eun Kim to Kayasa Holdings LLC dated July 26, 2019, recorded as clerk's file no. 20190807000946700 of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the east-northeast corner of said 30.074 acre tract, in the south right-of-way line of U. S. Highway 380;
 THENCE South 00°38'18" West, with the east line of said 30.074 acre tract, 659.12 feet to a 1/2-inch iron pin found at the southeast corner of said 30.074 acre tract;
 THENCE North 87°55'27" West, 197.31 feet to a 5/8-inch iron pin found in the north line of the CRWC Landfill Addition recorded in volume 2020, page 446 of the Collin County plat records;
 THENCE westerly with the north line of said CRWC Landfill Addition as follows:
 North 88°40'48" West, 294.00 feet to a 5/8-inch iron pin found;
 North 88°50'55" West, 301.23 feet to a 1/2-inch steel square tube found at the southeast corner of the 15.000 acre tract recorded as clerk's file no. 20110519000514490;
 THENCE North 01°13'21" East, with the east line of said 15.000 acre tract, 975.96 feet to a 1/2-inch iron pin set at the northeast corner of said 15.000 acre tract and in the south right-of-way line of said U. S. Highway 380; a 1/2-inch steel square tube found bears South 01°13'21" West, 0.62 foot;
 THENCE South 72°03'13" East, with the south right-of-way line of said U. S. Highway 380 and the north line of said 30.074 acre tract, 571.43 feet to an iron pin found with a TxDOT aluminum cap at the north-northeast corner of said 30.074 acre tract;
 THENCE South 18°26'24" West, with an east line of said 30.074 acre tract and with the west right-of-way line of said U. S. Highway 380, 80.21 feet to a concrete marker found at the inside corner of said 30.074 acre tract and a southwest corner of said highway right-of-way;
 THENCE South 72°02'09" East, with the south right-of-way line of said U. S. Highway 380 and with a north line of said 30.074 acre tract, 273.89 feet to the PLACE OF BEGINNING and containing 15.049 acres.

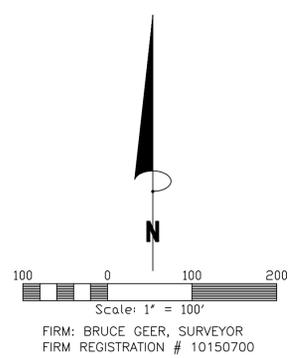
Surveyed on the ground and under my supervision.
 Office work completed September 6, 2022
 Office work revised September 6, 2022

Bruce Geer

Bruce Geer
 Registered Professional Land Surveyor, No. 4117
 1101 W. University Drive(U.S. Highway 380)
 McKinney, Texas 75069
 972-562-3959



LOCATION MAP
 NO SCALE



LEGEND

| | |
|-----------------|---|
| OPRCCT | OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS |
| CCDR | COLLIN COUNTY DEED RECORDS |
| CCPR | COLLIN COUNTY PLAT RECORDS |
| IPF | IRON PIN FOUND |
| CM | CONTROLLING MONUMENT |
| TxDOT IPF-ALUM. | TxDOT IRON PIN FOUND WITH ALUMINUM CAP |
| 1/2-IPS | 1/2-INCH IRON PIN SET |

BEARING BASE: GRID NORTH USING ALLTERRA GPS NETWORK
 CONTROLLING MONUMENTS: AS SHOWN
 ACCORDING TO FEMA MAP NO. 48085C0280J, DATED 6-2-2009, THE 15.049 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

ZONING EXHIBIT
AA TRUCK REPAIR & STORAGE
 15.049 ACRES IN THE H. T. CHENOWETH SURVEY, ABSTRACT NO. 157
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

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| OWNER: KAYASA HOLDINGS LLC 979 Forest Ave. Rye, New York 10580-3109 Applicant Phone: 214-578-3178 | SURVEYOR: Bruce Geer 1101 West University Drive MCKINNEY, TEXAS 75069 (972) 562-3959 |
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DATE: SEPTEMBER 6, 2022