

PROPERTY DESCRIPTION

BEING a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being all of a called 10.6315 acre tract of land described in Special Warranty Deed to McKinney 380 North Retail/MF, LTD., recorded in Instrument No. 20210114000090520, Official Public Records, Collin County, Texas, and being all of a called 10.5312 acre tract of land described in Special Warranty Deed to McKinney 380 North Retail/MF, LTD., recorded in 20210114000090470 of said Official Public Records, and being the remainder of a tract of land described in Special Warranty Deed with Vendor's Lien to Corner Acquisition Fund, LLC, recorded in Instrument No. 20170816001095310 of said Official Public Records, and being all of a called 0.673 acre tract of land described in Special Warranty Deed to Corner Acquisition Fund, LLC, recorded in Instrument No. 2022000069984 of said Official Public Records, and being all of a called 0.439 acre tract of land described in Special Warranty Deed to McKinney 380 North Retail/MF, LTD., recorded in Instrument No. 2022000069985 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a point for the northwest corner of Lot 3R, Block A, Headington Heights Addition, an addition to the City of McKinney, according to the plat recorded in Instrument No. 2015013001000410 of said Official Public Records, in the east line of said 10.6315 acre tract and being in the south right-of-way line of Taft Lane (a variable width right-of-way);

THENCE departing said south right-of-way line of Taft Lane and with said east line of the 10.6315 acre tract and the east line of said Corner Acquisition Fund, LLC tract and the east line of said 0.673 acre tract, South 00°51'18" West, passing at a distance of 491.37 feet the northeast corner of said 0.673 acre tract, passing at a distance of 687.42 feet the northeast corner of said Corner Acquisition Fund, LLC tract, and continuing with said east line of the Corner Acquisition Fund, LLC tract for a total distance of 844.30 feet to a point for the southeast corner of said Corner Acquisition Fund, LLC tract, in the north right-of-way line of U.S. Highway 380 (a variable width right-of-way);

THENCE with said north right-of-way line of U.S. Highway 380, the following courses and distances:

North 87°27'02" West, passing at a distance of 153.87 the southeast corner of said 0.439 acre tract, and continuing with said north right-of-way line of U.S. Highway 380 for a total distance of 276.96 feet to a point for the southwest corner of said 0.439 acre tract;

North 87°40'07" West, passing at a distance of 519.63 feet the southwest corner of said 10.6315 acre tract, and continuing with said north right-of-way line of U.S. Highway 380 for a total distance of 682.97 feet to a point for corner;

North 88°27'11" West, a distance of 187.52 feet to a point for the southwest corner of said 10.5312 acre tract;

THENCE departing said north right-of-way line of U.S. Highway 380 and with the west line of said 10.5312 acre tract, North 00°49'28" East, a distance of 835.32 feet to a point for the northwest corner of said 10.5312 acre tract;

THENCE with the north lines of said 10.5312 acre tract and said 10.6315 acre tract, the following courses and distances:

South 88°30'31" East, a distance of 165.20 feet to a point for corner;
South 88°34'55" East, a distance of 351.20 feet to a point for corner;
South 87°52'32" East, a distance of 144.19 feet to a point for corner;
South 88°38'37" East, a distance of 319.39 feet to a point for corner;
South 88°10'14" East, a distance of 166.79 feet to a point for the northeast corner of said 10.6315 acre tract, in said south right-of-way line of Taft Lane;

THENCE with said east line of the 10.6315 acre tract, South 08°50'57" East, a distance of 5.03 feet to the **POINT OF BEGINNING** and containing 965,094 square feet or 22.1555 acres of land.

SAVE AND EXCEPT:

BEING the remainder of a 1/2 acre tract of land described in Deed to Cemetery Tract, recorded in Volume 27, Page 418, Land Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at the southwest corner of a called 10.5312 acre tract of land described in Special Warranty Deed to McKinney 380 North Retail/MF, LTD., recorded in 20210114000090470, Official Public Records, Dallas County, Texas, in the north right-of-way line of U.S. Highway 380 (a variable width right-of-way);

THENCE departing said north right-of-way line of U.S. 380 Highway and with the west line of said 10.5312 acre tract, North 00°49'28" East, a distance of 451.30 feet to a point for corner;

THENCE departing said west line of the 10.5312 acre tract, over and across said 10.5312 acre tract, South 89°55'09" East, a distance of 105.14 feet to the **POINT OF BEGINNING**;

THENCE with the north line of said 0.40 acre tract, South 89°55'09" East, a distance of 132.00 feet to the northeast corner of said 0.40 acre tract;

THENCE with the east line of said 0.40 acre tract, South 00°04'51" West, a distance of 132.00 feet to the southeast corner of said 0.40 acre tract;

THENCE with the south line of said 0.40 acre tract, North 89°55'09" West, a distance of 132.00 feet to the southwest corner of said 0.40 acre tract;

THENCE with the west line of said 0.40 acre tract, North 00°04'51" East, a distance of 132.00 feet to the **POINT OF BEGINNING** and containing 17,424.00 square feet or 0.40 acres of land.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.