

Vicinity Map





DESCRIPTION 15.035 ACRES OF LAND

SITUATED in the City of McKinney, in Collin County Texas, in the H. T. Chenoweth Survey, Abstract No. 157, being all of the 15.035 acres of land described in a deed from Yongshik & Sae Lin Kim to Kayasa Holdings LLC dated August 7th, 2019, recorded in Document Number 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 rod found at the northwest corner of said 15.035 acre tract, at the northeast corner of the Stapelton Enterprises, Inc. 5.000 acres, Ref. Doc. No. 20160308000277390 and in the south Right-of-Way Line of U. S. Highway No. 380;

Thence S 00°37'58" W, 658.96 feet with the west line of said 15.035 acre tract and the east line of said 5.000 acre tract to a 1/2 inch iron rod found at the southwest corner of said 15.035 acre tract, the southeast corner of said 5.000 acre tract and in the north line of the CRWC LANDFILL ADDITION, BLOCK A, LOT 1R;

Thence Easterly with the south line of said 15.035 acre tract as follows:

S 87°54'13" E, 197.23 feet; S 88°39'14" E, 294.06 feet;

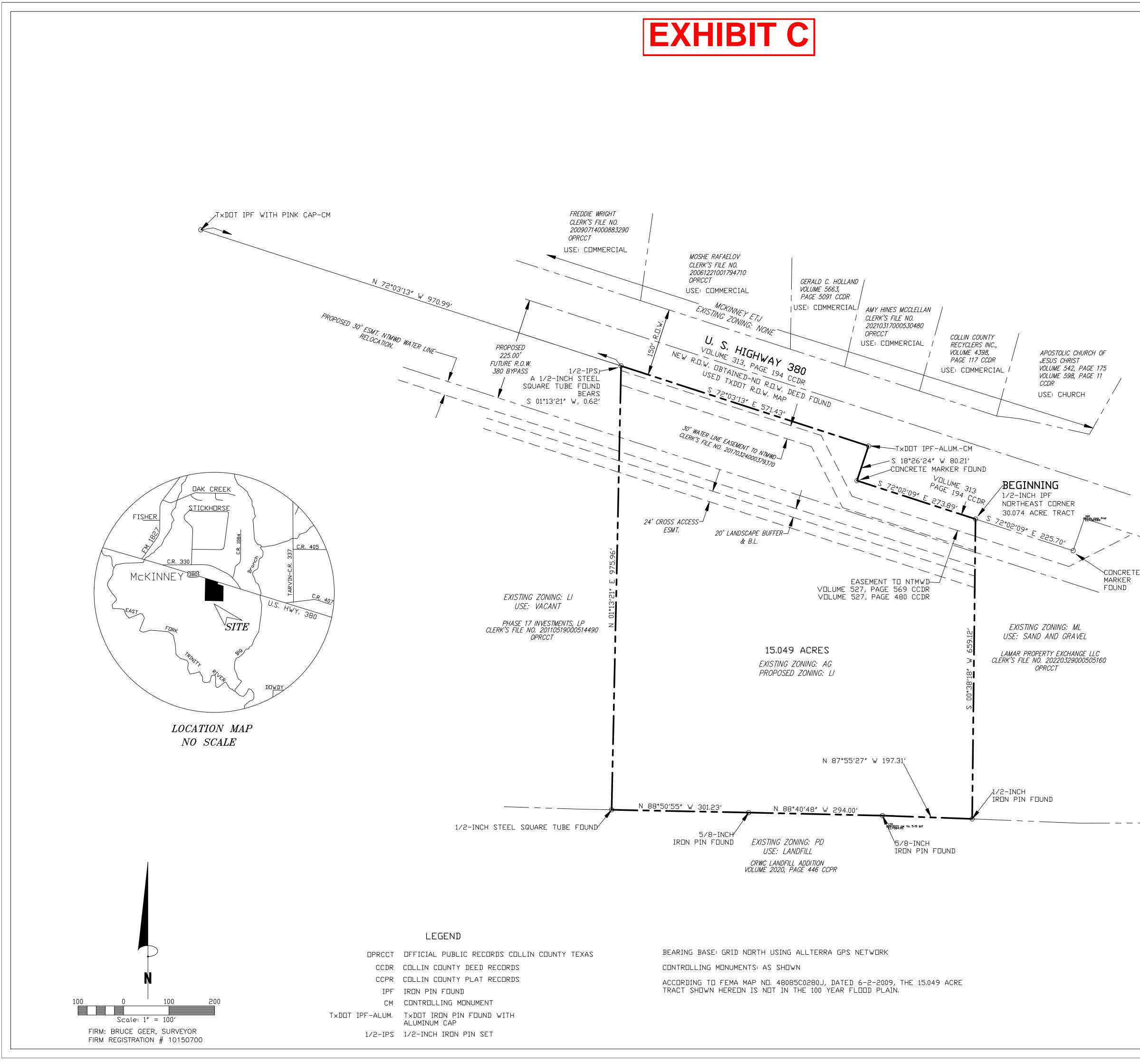
S 88°52'14" E, 301.23 feet to a 1/2 inch iron rod found at the southeast corner of said 15.035 acre tract, the southwest corner of the Phase 17 Investments L.P. 15.000 acres, Ref. Doc. No. 20110519000514490;

Thence N 01°13'24" E, 975.17 feet with the east line of said 15.035 acre tract and the west line of said 15.000 acre tract to a 1/2 inch iron rod found at the northeast corner of said 15.035 acre tract, the northwest corner of said 15.000 acre tract and in the south Right-of-Way of said U. S. Highway No. 380;

Thence S 72°01'25" E, 571.19 feet with the north line of said 15.035 acre tract and said south Right-of Way line to a wood TXDoT monument;

Thence S 18°28'27" W, 79.24 feet with said north line and said Right–of–Way line to a point for a corner;

Thence S 18°28'27" E, 273.91 feet to the PLACE OF BEGINNING and containing 15.035 acres of land.





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

Ance Du

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



