

WHEREAS TCI McKinney 34 is the owner of a 17.79 acre (775,103 square feet) tract of land situated in the J. PHILLIPS SURVEY, ABSTRACT NO. 719, City of McKinney, Collin County, Texas, and being a portion of that certain 34.56 acre tract of land described in Warranty Deed to TCI McKINNEY 34, LLC, as recorded in Instrument Number 20051227001794900, of the Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "WHITEHAWK 10191200" found for corner on the north Right-of-Way line of the Sam Rayburn Tollway (State Highway 121 - a variable width Right-of-Way), same being the southwest corner of said 34.56 acre tract, and also being the southeast corner of that certain called 2.02 acre tract of land conveyed to Karen Dianne Lundell Shatley as recorded in Volume 907 Page 575 (D.R.C.C.T.);

THENCE North 00 degrees 01 minutes 13 seconds East, a distance of 98.50 feet to a 5/8 inch iron rod found for corner, said corner being the northeast corner of said Shatley tract, same also being the most northerly southeast corner of Lot 1R Block A, McKinney South Substation, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof as recorded in Instrument Number 20100901010001660, (D.R.C.C.T.), same being a point on the west line of said 34.56 acre tract;

THENCE North 00 degrees 00 minutes 17 seconds West, along the common line of the west line of said 34.56 acre tract of land and the east line of Lot 1R Block A, McKinney South Substation and the east line of a called 25.54 acre tract of land described in a deed to Charles Dean Weber as recorded in Instrument Number 20150323000315380 of the Deed Records of Collin County, Texas, a distance of 546.37 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner, from which a 1/2 inch iron rod found bears South 01 degrees 35 minutes 00 seconds West a distance of 0.85 feet, same being the southwest corner of Lot 2, Block A of the TCI McKinney Ranch Addition, an addition to the City of McKinney as recorded in Instrument Number 20170818010003980 of the Official Public Records of Collin County, Texas;

THENCE along the south and east lines of said TCI McKinney Ranch Addition, the following courses and distances:

North 89 degrees 28 minutes 02 seconds East, a distance of 785.45 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 24.50 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 89 degrees 28 minutes 02 seconds East, a distance of 17.19 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner at the beginning of a curve to the left having a radius of 61.50 feet, a central angle of 80 degrees 10 minutes 03 seconds and a chord that bears North 49 degrees 23 minutes 01 seconds East 79.20 feet;

Along said curve, an arc length of 86.05 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 89 degrees 28 minutes 02 seconds East, a distance of 18.90 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 336.96 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 89 degrees 28 minutes 02 seconds East, a distance of 254.78 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 313.22 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner in the south Right-of-Way line of McKinney Ranch Parkway (Variable Width Right-Of-Way);

THENCE along the south Right-Of-Way line of said McKinney Ranch Parkway, the following courses and distances:

North 89 degrees 11 minutes 27 seconds East, a distance of 324.44 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner at the beginning of a curve to the right having a radius of 500.00 feet, a central angle of 35 degrees 33 minutes 36 seconds, and a chord that bears South 73 degrees 01 minutes 46 seconds East a distance of 305.36 feet;

Along said curve an arc distance of 310.32 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 05 degrees 06 minutes 45 seconds East, a distance of 46.86 feet to a capped iron rod found for corner on the north Right-Of-Way line of the Sam Rayburn Tollway (State Highway 121 - Variable Width Right-Of-Way);

THENCE along the north Right-Of-Way line of said Sam Rayburn Tollway, the following courses and distances:

South 46 degrees 35 minutes 24 seconds West, a distance of 438.03 feet to a capped iron rod found for corner;

South 46 degrees 40 minutes 11 seconds West, a distance of 599.82 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 49 degrees 44 minutes 22 seconds West, a distance of 215.45 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 64 degrees 30 minutes 48 seconds West, a distance of 856.71 feet to a 60D nail found for corner;

South 63 degrees 22 minutes 03 seconds West, a distance of 65.52 to the POINT OF BEGINNING and containing 17.79 acre (775,103 square feet) of land, more or less.