

**BEING** a 10.31 acre tract of land out of the Francisco De La Pena Survey, Abstract Number 688, situated in the City of Wyle, Collin County, Texas, being all of that certain tract of land conveyed to KPM Ventures, LTD by deed of record in Document Number 20071129001600770 of the Official Public Records of Collin County, Texas, also being a portion of Lots 1, 2, 3, 4, and 5 of Wylie Ranch East Commercial Park, a subdivision of record in Cabinet C, Page 8 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING**, at a 1/2 inch steel pin found in the South right-of-way line of State Highway Number 78 (right-of-way varies), being the Northwest corner of Lot 6 of said Wylie Ranch East Commercial Park, also being the Northeast corner of a called Parcel 1 - 0.1678 acre tract of land conveyed to the State of Texas by deed of record in Document Number 20111118001255520 of said Official Public Records;

**THENCE**, S00°54'22"W, along the South right-of-way line of State Highway Number 78, being the East line of said Parcel 1 - 0.1678 acre tract, also being the common West line of said Lot 6, a distance of 7.54 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Parcel 1 - 0.1678 acre tract, for the **POINT OF BEGINNING** and Northeast corner of said KPM Ventures, LTD tract and hereof;

**THENCE**, S00°54'22"W, leaving the South right-of-way line of State Highway Number 78, along the West line of said Lot 6, being the common East line of said Lot 5 and said KPM Ventures, LTD tract, a distance of 486.73 feet to a 1/2 inch iron rod found in the North line of Lot 4 of Wylie Ranch East Phase One, a subdivision of record in Cabinet B, Page 277 of said Plat Records, being the Southwest corner of said Lot 6, also being the Southeast corner of said Lot 5, said KPM Ventures, LTD tract and hereof;

**THENCE**, N88°42'26"W, along the North lines of Lots 1-4 of said Wylie Ranch East Phase One, being the common South lines of said Lots 1-5 of Wylie Ranch East Commercial Park and said KPM Ventures, LTD tract, a distance of 862.69 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BURY & PARTNER" found in the East right-of-way line of Kreymer Lane (60 foot right-of-way), being the Northwest corner of said Lot 1 of Wylie Ranch East Phase One, also being the Southwest corner of said Lot 1 of Wylie Ranch East Commercial Park, said KPM Ventures, LTD tract and hereof;

**THENCE**, along the East right-of-way line of Kreymer Lane, being the common West line of said Lot 1 of Wylie Ranch East Commercial Park and KPM Ventures, LTD tract, the following three (3) courses and distances:

1. N00°54'22"E, a distance of 5.27 feet to a 5/8 inch iron rod with yellow plastic cap stamped "BURY & PARTNER" found at the point of curvature of a non-tangent curve to the left;
2. Along said non-tangent curve to the left, having a radius of 480.00 feet, a chord bearing of N15°19'39"W, a chord length of 267.97 feet, a delta angle of 32°25'04", an arc length of 271.58 feet to a 5/8 inch iron rod with yellow plastic

cap stamped "BURY & PARTNER" found at the point of curvature of a reverse curve to the right;

3. Along said reverse curve to the right, having a radius of 420.00 feet, a chord bearing of  $N15^{\circ}56'48''W$ , a chord length of 227.49 feet, a delta angle of  $31^{\circ}25'33''$ , an arc length of 230.36 feet to an "X" cut in concrete set at the intersection of the South right-of-way line of State Highway Number 78 and the East right-of-way line of Kreymer Lane, being the Southwest corner of said Parcel 1 - 0.1678 acre tract, also being the Northwest corner of said KPM Ventures, LTD tract and hereof;

**THENCE**,  $S89^{\circ}07'47''E$ , along the South right-of-way line of State Highway Number 78, being the South line of said Parcel 1 - 0.1678 acre tract, also being the common North line of said KPM Ventures, LTD tract, a distance of 1003.53 feet to the **POINT OF BEGINNING** and containing an area of 10.31 acres (449,243 square feet) of land, more or less.