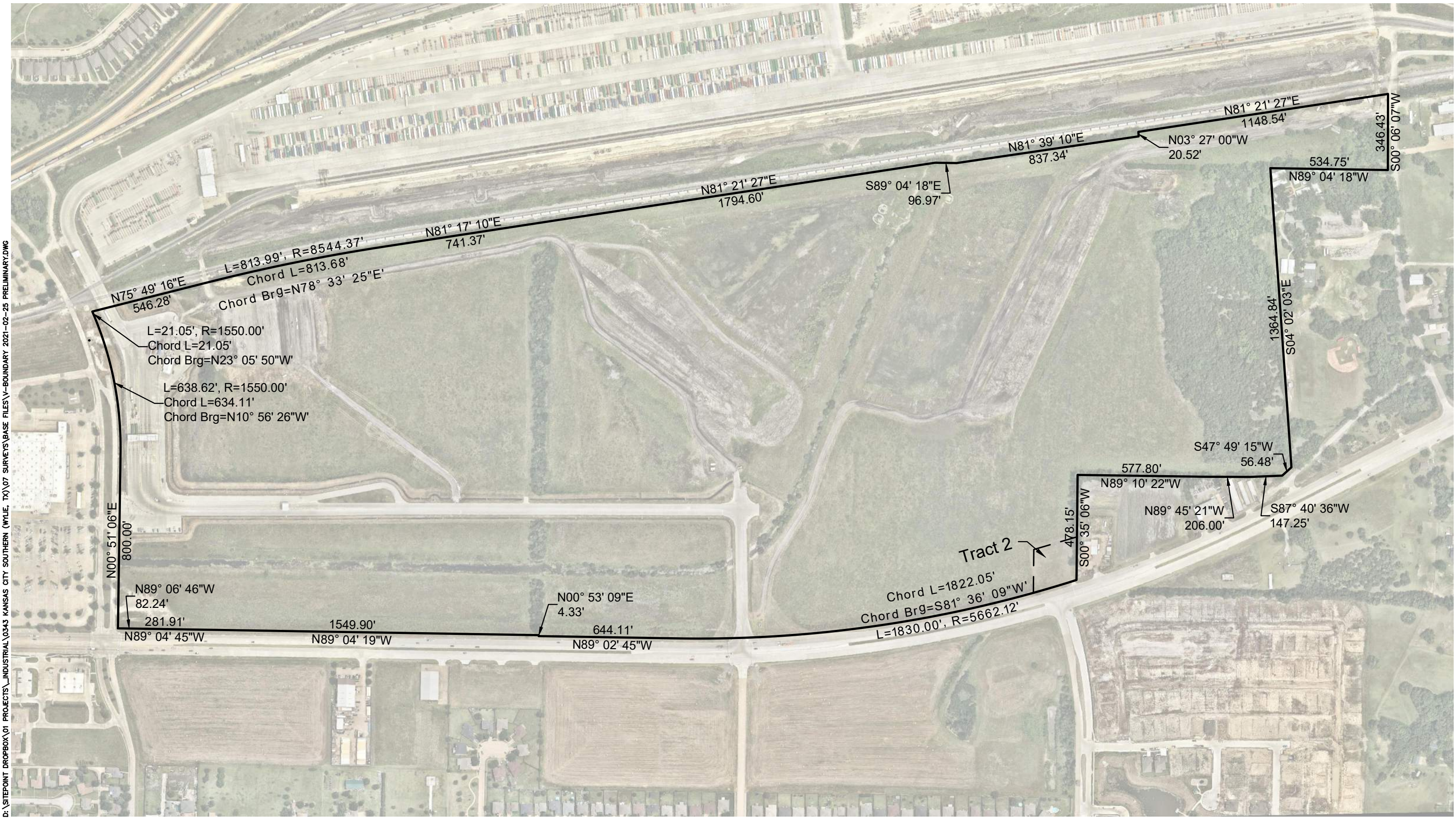


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TRACT 1:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, IN COLLIN COUNTY, TEXAS AND BEING ALL THOSE TRACTS OF LAND CONVEYED TO THE KANSAS CITY SOUTHERN RAILWAY COMPANY (KCS) BY INSTRUMENTS RECORDED IN VOLUME 4421, PAGE 1924, VOLUME 4421, PAGE 1929, VOLUME 5794, PAGE 5285, DOCUMENT NO. 199607190006400, DOCUMENT NO. 20131011001414300, AND TRACT A AND TRACT B RECORDED IN DOCUMENT NO. 20131001001374110, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A ACCORDING TO THE FINAL PLAT OF VICTORIA PLACE, RECORDED IN DOCUMENT NO. 20070223010000600, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.) AND BEING THE SOUTHWEST CORNER OF SAID KCS TRACT (TRACT A, DOCUMENT NO. 20131001001374110), OF SAID O.P.R.C.C.T., ALSO BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 78 (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY (A 100 FOOT WIDE RIGHT-OF-WAY), SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N: 7,060,876.11 AND E: 2,578,373.51;

THENCE N00°51'06"E, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 78 AND WITH SAID EAST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY AND THE WEST LINE OF SAID BLOCK A, A DISTANCE OF 800.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY AND THE WEST LINE OF SAID BLOCK A, WITH THE ARC OF SAID CURVE TO THE LEFT. WITH AN ARC LENGTH OF 638.61 FEET, THROUGH A CENTRAL ANGLE OF 23°36'23", HAVING A RADIUS OF 1,550.00 FEET, AND WHOSE CHORD BEARS N10°56'26" W A DISTANCE OF 634.11 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE SOUTHWEST CORNER OF SAID KCS TRACT (VOLUME 4421, PAGE 1924) AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY AND THE WEST LINE OF SAID KCS TRACT (VOLUME 4421, PAGE 1924), AND WITH THE ARC OF SAID CURVE TO THE LEFT, WITH AN ARC LENGTH OF 21.05 FEET, THROUGH A CENTRAL ANGLE OF 60°46'41", HAVING A RADIUS OF 1,550.00 FEET, AND WHOSE CHORD BEARS N23°05'50"W A DISTANCE OF 21.05 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE NORTHWEST CORNER OF SAID KCS TRACT (VOLUME 4421, PAGE 1924) ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE KCS RAILROAD (A VARIABLE WIDTH RAILROAD WIDE RIGHT-OF-WAY) RECORDED IN DOCUMENT NO. 19941026000963290 OF SAID O.P.R.C.C.T.

THENCE N75°49'16"E, DEPARTING SAID EAST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY. WITH THE NORTH LINE OF SAID KCS TRACT (VOLUME 4421, PAGE 1924) AND SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD, PASSING A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID KCS TRACT (VOLUME 4421, PAGE 1924) AND THE NORTHWEST CORNER OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) AT A DISTANCE OF 520.57 FEET, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A TOTAL DISTANCE OF 546.28 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285). AND WITH THE ARC OF SAID CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 813.99 FEET, THROUGH A CENTRAL ANGLE OF 05°27'30" HAVING A RADIUS OF 8,544.37 FEET, AND WHOSE CHORD BEARS N78°33'25"E A DISTANCE OF 813.68 FEET TO A 1/2-IRON ROD FOUND FOR THE END OF SAID CURVE;

THENCE, N81°17'10"E, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 741.37 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID KCS TRACT (VOLUME 4421, PAGE 1929);

THENCE N81°21'27"E, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (VOLUME 4421, PAGE 1929). A DISTANCE OF 1,794.60 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOUND FOR AN ANGLE POINT;

THENCE S89°04'18"E, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (VOLUME 4421, PAGE 1929), A DISTANCE OF 96.97 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE WEST CORNER OF SAID KCS TRACT (DOCUMENT NO. 199607190006400);

THENCE N81°39'10"E, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (DOCUMENT NO. 199607190006400), A DISTANCE

OF 837.34 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED SAM LLC" FOR CORNER;

THENCE N03°27'00"W, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (DOCUMENT NO. 199607190006400). A DISTANCE OF 20.52 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N81°21'27"E, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (DOCUMENT NO. 199607190006400), A DISTANCE OF 1,148.54 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE NORTHEAST CORNER OF SAID KCS TRACT (DOCUMENT NO. 199607190006400) ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 384 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S00°06'07"W, WITH SAID WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD AND THE EAST LINE OF SAID KCS TRACT (DOCUMENT NO. 199607190006400). A DISTANCE OF 346.43 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE SOUTHEAST CORNER OF SAID KCS TRACT (DOCUMENT NO. 199607190006400) ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE AFFIDAVIT OF HEIRSHIP WITH CORROBORATING AFFIDAVITS OF THE JAMES C. & DORIS HARRIS ESTATE, RECORDED IN DOCUMENT NO. 20150422000452610 OF SAID O.P.R.C.C.T.;

THENCE N89°04'18"W, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 384, WITH THE SOUTH LINE OF SAID KCS TRACT DOCUMENT NO. 199607190006400) AND THE NORTH LINE OF SAID HARRIS TRACT, PASSING THE NORTHWEST CORNER OF SAID HARRIS TRACT AND THE NORTHEAST CORNER OF A TRACT OF LANDED DESCRIBED IN THE GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO WPA MINISTRIES, RECORDED IN 20090810001004530 OF SAID O.P.R.C.C. T., AT A DISTANCE OF 141.52 FEET, AND CONTINUING WITH THE SOUTH LINE OF SAID KCS TRACT (DOCUMENT NO. 199607190006400) AND THE NORTH LINE OF SAID WPA MINISTRIES TRACT, A TOTAL DISTANCE OF 534.75 FEET TO A 5/8-INCH IRON PIPE FOUND FOR THE NORTH WEST CORNER OF SAID WPA MINISTRIES TRACT;

THENCE S04°02'03"E, WITH THE WEST LINE OF SAID WPA MINISTRIES TRACT AND THE EAST LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 1,364.84 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 435 (AN APPARENT 60' WIDE RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID WPA MINISTRIES TRACT;

THENCE S47°49'15"W, CONTINUING WITH THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 435 AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 56.48 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED SAM LLC" FOR THE EAST CORNER OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO KEVIN R. & ALESA WALLACE, RECORDED IN VOLUME 4373, PAGE 790 OF SAID O.P.R.C.C.T.;

THENCE S87°40'36"W, CONTINUING WITH THE NORTH LINE OF SAID WALLACE TRACT AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285). A DISTANCE OF 147.25 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N89°45'21 "W. CONTINUING WITH THE NORTH LINE OF SAID WALLACE TRACT AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 206.00 FEET TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N89°10'22"W, CONTINUING WITH THE NORTH LINE OF SAID WALLACE TRACT AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), PASSING THE NORTHWEST CORNER OF SAID WALLACE TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO KEVIN R. & ALESA WALLACE, RECORDED IN DOCUMENT NO. 20151125001485740 OF SAID O.P.R.C.C.T. AT A DISTANCE OF 23.65 FEET AND CONTINUING WITH THE NORTH LINE OF SAID WALLACE TRACT (DOC. NO. 20151125001485740) AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) PASSING THE NORTH WEST CORNER OF SAID WALLACE TRACT (DOC. NO. 20151125001485740) AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS TO ALTON WAYNE HENSLEY JR., AMANDA B. WILLIAMS, ERIC E. MONAGHEN, LISA D. BEATY AND CASANDRA D. CHRISTOPHER BY INSTRUMENT RECORDED IN DOCUMENT NO. 20110812000851050 OF SAID O.P.R.C.C.T. AT A DISTANCE OF 48.60 FEET AND CONTINUING WITH THE NORTH LINE OF SAID HENSLEY JR. TRACT AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) PASSING THE NORTHWEST CORNER OF SAID HENSLEY JR. TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO JERRY LYNN HENSLEY BY INSTRUMENT RECORDED IN VOLUME 2099, PAGE 980 OF SAID O.P.R.C.C.T. AT A DISTANCE OF 273.85 FEET AND CONTINUING WITH THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) AND THE NORTH LINE OF SAID JERRY LYNN HENSLEY TRACT, A TOTAL DISTANCE OF 577.80 FEET TO A 5/8-INCH IRON ROD FOUND WITH

A RED CAP STAMPED "BMI" FOR THE NORTHWEST CORNER OF SAID JERRY LYNN HENSLEY TRACT;

THENCE S00°35'06"W, WITH THE WEST LINE OF SAID JERRY LYNN HENSLEY TRACT AND THE EAST LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 282.15 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO WILEY ENTERPRISES, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 19961017000903180, SAID O.P.R.C.C.T.;

THENCE S 73°34'42" W, WITH THE NORTH LINE OF SAID WILEY ENTERPRISES, INC. TRACT AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 204.46 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE NORTHWEST CORNER OF SAID WILY ENTERPRISES, INC. TRACT;

THENCE S 00°35'06" W, WITH THE WEST LINE OF SAID WILEY ENTERPRISES, INC. TRACT AND THE EAST LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285). A DISTANCE OF 196.74 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" IN THE NORTH LINE OF SAID STATE HIGHWAY 78 RIGHT-OF-WAY FOR THE SOUTHWEST CORNER OF SAID WILEY ENTERPRISES TRACT, AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) AND WITH THE ARC OF SAID CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 1,625.31 FEET, THROUGH A CENTRAL ANGLE OF 16°26'48", HAVING A RADIUS OF 5,662.12 FEET, AND WHOSE CHORD BEARS S 82°38'17" W, A DISTANCE OF 1,619.74 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE N 89°02'45" W, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 644.11 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N 0°53'09" E, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285). A DISTANCE OF 4.33 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N 89°04'19" W, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285). A DISTANCE OF 1,549.90 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) AND THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF SAID VICTORIA PLACE, AND BEING THE SOUTHEAST CORNER OF SAID KCS TRACT (TRACT A, DOCUMENT NO. 20131001001374110). OF SAID O.P.R.C.C.T.:

THENCE N 89°04'45" W, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (TRACT A DOCUMENT NO. 20131001001374110) AND SAID LOT 1, A DISTANCE OF 281.91 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N 89°06'46" W, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (TRACT A, DOCUMENT NO. 20131001001374110) AND SAID LOT 1, A DISTANCE OF 82.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 222.95 ACRES OF LAND, MORE OR LESS.

TRACT 2:

Being a tract of land situated In the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, same being a portion of that tract of land conveyed to Wiley Enterprises, Inc., a Texas corporation, by deed recorded in Clerk's File No. 96-0090318, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch Iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Jerry Lynn Hensley and wife, Glynda Hensley, by deed recorded in Book 2099, Page 980, Deed Records, Collin County, Texas, and being along the North line of State Highway 78 (variable width right-of-way), and being along a curve to the right, a radius of 5662.12 feet, a delta angle of 02 degrees 04 minutes 10 seconds, and a chord bearing and distance of South 73 degrees 23 minutes 50 seconds West, 204.51 feet;

THENCE along said curve to the right, along said North line of State Highway 78, an arc length of 204.52 feet to a 5/8 inch iron rod found for corner;

THENCE North 00 degrees 32 minutes 33 seconds East, a distance of 197.12 feet to a 5/8 inch iron rod found for corner;

THENCE North 73 degrees 43 minutes 28 seconds East, a distance of 204.49 feet to a 5/8 inch iron rod found for corner, said corner being along the West line of said Hensley tract;

THENCE South 00 degrees 38 minutes 12 seconds West, along the West line of said Hensley tract, a distance of 196.00 feet to the POINT OF BEGINNING and containing 38,559 square feet or 0.89 acres of land.

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