

BEING a tract of land situated in the S.B. Shelby Survey, Abstract Number 820, in the City of Wylie, Collin County, Texas, and being that same tract of land described by Deed to Wylie Industrial Court Development, LTD., as recorded under Document Number 20070622000861130, Official Public Records of Collin County, Texas, together with tract of land described by deed to the Wylie Industrial Court Development, LTD., as recorded under Document Number 20210226000378500, Official Public Records of Collin County, Texas, and together with Lot 1 of Railroad Industrial Park, an addition in the City of Wylie, Collin County, Texas, according to the plat as recorded under Cabinet C, Slide 748, Plat Records of Collin County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar found for the northeast corner of said Wylie Industrial Court Development, LTD. tract (Document Number 20070622000861130), same being the northeast corner of the herein described tract;

THENCE South 03 degrees 26 minutes 21 seconds East, with the east line of said Wylie Industrial Court Development, LTD. tract (Document Number 20070622000861130), a distance of 88.79 feet to a 5/8 inch rebar found at the southeast corner thereof and the northeast corner of said Wylie Industrial Court Development, LTD. tract (Document Number 20210226000378500);

THENCE South 01 degrees 45 minutes 57 seconds East, with the east line of said Wylie Industrial Court Development, LTD. tract (Document Number 20210226000378500), a distance of 57.72 feet to a point for the southeast corner thereof from which a 5/8 inch rebar found bears North 66 degrees East, a distance of 1.84 feet;

THENCE South 51 degrees 46 minutes 27 seconds West, with the south line of said Wylie Industrial Court Development, LTD. tract (Document Number 20210226000378500), a distance of 169.17 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set at the southwest corner thereof;

THENCE North 41 degrees 00 minutes 20 seconds West, with the west line of said Wylie Industrial Court Development, LTD. tract (Document Number 20210226000378500), passing the northwest corner thereof, same being the northwest corner of said Wylie Industrial Court Development, LTC. Tract (200070622000861130) continuing and passing the northwest corner of said Wylie Industrial Court Development, LTC. Tract (200070622000861130), same being the southwest corner of said Lot 1 and continuing for a total distance of 209.67 feet to a 5/8 inch rebar with an illegible red cap found at the northwest corner of said Lot 1;

THENCE North 36 degrees 44 minutes 49 seconds East, with the north line of said Lot 1, a distance of 54.03 feet to an "X" cut found at the beginning of a curve to the right, having a radius of 108.35 feet, with a delta angle of 50 degrees 56 minutes 17 seconds, whose chord bears North 62 degrees 12 minutes 32 seconds East, a distance of 93.19 feet;

THENCE along said curve to the right, with the north line of said Lot 1, an arc length of 96.33 feet to a 5/8 inch rebar found at the northeast corner thereof, same being the northwest corner of said Wylie Industrial Court Development, LTD. tract (Document Number 20070622000861130);

THENCE North 87 degrees 40 minutes 44 seconds East, with the north line of said Wylie Industrial Court Development, LTD., a distance of 148.67 feet to the **POINT OF BEGINNING** and enclosing 1.038 acres (45,22 square feet) of land, more or less.