Property Description

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the William Hemphill Survey, Abstract No.449, being all of Lot 2R2, Block A of Record Plat of Meridian at Southgate as recorded in Volume 2020, Pages 320-322 of the Collin County Map Records with said premises being more particularly described as follows:

BEGINNING at a point for corner in the southeast right-of-way line of Medical Center Drive (100' Right-of-Way) and marking the most northerly corner of said Lot 2R2,and the most westerly corner of Lot 3R, Block A Amending Plat of Block A, Lots 1R, 2R, 3R & 4R of The Greens of McKinney, Section 3 as recorded in Volume O, Page 176 of the Collin County Map Records;

THENCE departing said right-of-way and along a common line between Lot 2R2 and Lot 3R as follows: South 65°55'36" East, 22.27 feet to a point marking the beginning of a curve to the left; southeasterly along said curve having a central angle of 40°36'32", for an arc distance of 129.77 feet, with a radius of 183.09 feet (chord = South 86°13'52" East, 127.07 feet)to a point marking the end of said curve; North 73°27'52" East, 87.75 feet to a point marking the beginning of a curve to the right; northeasterly along said curve having a central angle of 11°39'38", for an arc distance of 33.97 feet, with a radius of 166.91 feet (chord = North 79°17'41" East, 33.91 feet)to a point marking a northeast corner of Lot 2R2, and the northwest corner of Lot 5, Block A of The Greens of McKinney, Section 3 of Lots 2R1, 4R1 & 5, Block A, as recorded in Volume 2008, Page 195 of the Collin County Map Records;

THENCE with an east line of Lot 2R2, and the west line of Lot 5, South 11°18'31" West, 201.38 feet to a point marking the southwest corner of Lot 5, and a common corner to lot 2R2 and Lot 3R;

THENCE with a common line between Lots 2R2 and Lot 3R as follows: North 78°41'24" West, 25.71 feet to a point for corner; South 08°56'37" West, 95.08 feet to a point for corner; South 79°14'08" East, 42.63 feet to a point for corner; South 00°37'01" East, 285.27 feet to a point for corner and marking the beginning of a curve to the left; southeasterly along said curve having a central angle of 122°03'36", for an arc distance of 583.14 feet, with a radius of 273.73 feet (chord = South 61°38'49" East, 478.96 feet)to a point marking the end of said curve; North 57°19'23" East, 302.24 feet to a point for corner; North 65°24'22" East, 533.21 feet to a point for corner; North 54°56'21" East, 242.30 feet to a point for corner; South 40°05'58" East, 84.00 feet to a point for corner; South 40°05'58" East, 67.55 feet to a point marking the most easterly southeast corner of Lot 2R2 and being in the northwest right-of-way line of Spur 399 (variable width right-of-way) as recorded in Volume 443, Page 348 of the Collin County Land Records;

THENCE with the southeast line of Lot 2R2 and the northwest line of Spur 399, South 54°59'11" West, 1,784.57 feet to a point marking the most southerly corner of Lot 2R2, and the southeast corner of Lot 1R1, Block A of The Greens of McKinney, Section 3 as recorded in Volume 2019, Page 259 of the Collin County Map Records;

THENCE with the west line of Lot 2R2 and the east line of Lot 1R1 as follows: North 35°24'56" West, 78.82 feet to a point for corner; North 03°34'09" West, 56.86 feet to a point for corner; North 35°24'56" West, 189.45 feet to a point for corner; North 10°49'17" West, 632.59 feet to a point for corner; North 00°44'40" East, 243.42 feet to a point for corner; North 28°30'22" West, 88.34 feet to a point for corner, and North 58°04'54" West, 31.67 feet to a point for corner in the curving southeast right-of-way line of the aforementioned Medical Center Drive, same being the northeast corner of Lot 1R1, and the most westerly corner of Lot 2R2;

THENCE with the curving southeast right-of-way line of Medical Center Drive and the northwest line of Lot 2R2 as follows: northeasterly along a curve to the right having a central angle of 02°36'26", for an arc distance of 50.05 feet, with a radius of 1,100.00 feet (chord = North 33°13'21" East, 50.05 feet)to a point marking the end of said curve, and North 34°31'34" East, 160.71 feet to the place of beginning and containing 741,451 square feet or 17.021 acres of land.