

**BEING** that certain tract of land situated in the George Herndon Survey, Abstract Number 390, G.A. Foote Survey, Abstract Number 310, George Lucas Survey, Abstract Number 540, and the George Herndon Survey, Abstract Number 390, Collin County, Texas. Said tract of land being all of that tract of land described in a deed to Naseem Investments, Ltd., filed of record in Instrument Number 20180125000102230 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being all of that tract of land described in a deed to FM 546 Ventures, LLC, filed of record in Instrument Number 20081118001341320 (O.P.R.C.C.T.), and being more particularly described as follows:

**BEGINNING** at the northeast corner of said Naseem Investment Company Tract, same being a point on the south line of Lot 1R, Block A of Episcopal Diocese of Dallas Addition, an addition to Collin County, Texas, according to the plat filed of record in Volume 2012, Page 4333 of the Plat Records of Collin County, Texas (P.R.C.C.T.), same also being at the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc distance of 1105.71 feet, through a central angle of  $40^{\circ}36'38''$ , having a radius of 1560.00 feet, and a long chord which bears South  $59^{\circ}13'59''$  West, 1082.71 feet;

**THENCE** South  $82^{\circ}47'08''$  West, 21.53 feet;

**THENCE** North  $53^{\circ}05'13''$  West, 695.42 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left, an arc distance of 378.96 feet, through a central angle of  $28^{\circ}57'02''$ , having a radius of 750.00 feet, and a long chord which bears North  $67^{\circ}39'43''$  West, 374.94 feet;

**THENCE** North  $89^{\circ}21'09''$  East, 1217.96 feet;

**THENCE** South  $00^{\circ}53'51''$  East, 22.10 feet;

**THENCE** North  $89^{\circ}34'30''$  East, 636.30 feet to the **POINT OF BEGINNING** and containing 9.669 acres (421,184 square feet) of land, more or less.