

STATE OF TEXAS ~  
COUNTY OF COLLIN ~

WHEREAS, AUBURN HILLS PARTNERS, is the owner of a parcel of land located in the City of McKinney, Collin County, Texas, a part of the Malachi Tucker Survey, Abstract Number 904, and a part of the HL Upshur Survey, Abstract Number 934, being a part of that called 324.049 acre tract of land described in a Deed of Trust to Auburn Hills Partners, L.P., recorded in Document Number 20150506000526420, Deed Records Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod set in the west line of said 324.049 acre tract of land, said point being the northwest corner of Common Area Lot 1, Block I of Summit View Lake, Phase Two, an addition to the City of McKinney recorded in Volume 2009, Page 158, Official Public Records Collin County, Texas;

THENCE along the west line of said 324.049 acre tract of land as follows:

South 02 degrees 29 minutes 29 seconds West, 740.26 feet to a one-half inch iron rod set at the southwest corner of said Summit View Lake, Phase Two and said point being the northwest corner of Waterside Addition, an addition to the City of McKinney recorded in Volume 2006, Page 707, Official Public Records Collin County, Texas;

South 01 degrees 09 minutes 28 seconds West, 731.66 feet along the west line of said Waterside Addition to a one-half inch iron rod set for corner;

South 00 degrees 15 minutes 45 seconds West, 44.01 feet to a one-half inch iron rod set at the southwest corner of said Waterside Addition;

North 84 degrees 41 minutes 26 seconds East, 85.36 feet along the south line of said Waterside Addition to a one-half inch iron rod set for corner;

South 06 degrees 49 minutes 56 seconds East, 14.65 feet along the south line of said Waterside Addition to a one-half inch iron rod set at the northwest corner of Baylor Medical Center at McKinney, an addition to the City of McKinney recorded in Volume 2011, Page 235, Official Public Records Collin County, Texas;

South 03 degrees 38 minutes 53 seconds East, 711.30 feet along the west line of said Baylor Medical Center at McKinney to a one-half inch iron rod found at the northeast corner of that tract of land described in deed to Robert & Virginia Lemke recorded in Volume 5388, Page 6460, Deed Records Collin County, Texas;

South 89 degrees 14 minutes 00 seconds West, 170.14 feet to a one-half inch iron rod found for the northwest corner of said Robert & Virginia Lemke tract of land;

THENCE along the west line of said 324.049 acre tract of land and along the west line of said Robert & Virginia Lemke tract of land as follows:

South 07 degrees 54 minutes 19 seconds West, 179.56 feet to a one-half inch iron rod found for corner;

South 54 degrees 03 minutes 17 seconds West, 86.25 feet to a one-half inch iron rod found for corner;

South 03 degrees 21 minutes 58 seconds East, 283.53 feet to a one-half inch iron rod set at the southeast corner of said 324.049 acre tract of land;

THENCE along the south line of said 324.049 acre tract of land as follows:

South 86 degrees 38 minutes 02 seconds West, 135.76 feet to a one-half inch iron rod set for corner;

North 79 degrees 49 minutes 29 seconds West, 95.79 feet to a one-half inch iron rod set for corner;

North 64 degrees 02 minutes 34 seconds West, 146.94 feet to a one-half inch iron rod set for corner;

North 81 degrees 57 minutes 20 seconds West, 346.38 feet to a one-half inch iron rod set for corner;

North 77 degrees 41 minutes 13 seconds West, 130.82 feet to a one-half inch iron rod set for corner;

South 89 degrees 04 minutes 47 seconds West, 625.63 feet to a one-half inch iron rod set for corner;

North 77 degrees 45 minutes 59 seconds West, 116.82 feet to a one-half inch iron rod set for corner;

North 01 degrees 29 minutes 00 seconds East, 30.84 feet to a one-half inch iron rod set for corner;

North 89 degrees 36 minutes 36 seconds West, 7.38 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 55 minutes 13 seconds West, 175.14 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 170.37 feet along a curve to the right having a central angle of 08 degrees 36 minutes 02 seconds, a radius of 1135.00 feet, a tangent of 85.35 feet, and whose chord bears North 03 degrees 22 minutes 49 seconds East, 170.21 feet to a one-half inch iron rod set for corner;

THENCE North 06 degrees 07 minutes 46 seconds East, 148.05 feet to a one-half inch iron rod set for corner;

THENCE North 11 degrees 24 minutes 49 seconds East, 93.00 feet to a one-half inch iron rod set for corner;

THENCE North 22 degrees 03 minutes 17 seconds East, 140.91 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 396.17 feet along a curve to the left having a central angle of 21 degrees 37 minutes 05 seconds, a radius of 1050.00 feet, a tangent of 200.47 feet, and whose chord bears North 03 degrees 13 minutes 48 seconds East, 393.83 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 33 minutes 32 seconds West, 97.61 feet to a one-half inch iron rod set for corner;

THENCE South 82 degrees 25 minutes 16 seconds West, 20.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 204.63 feet along a curve to the left having a central angle of 20 degrees 02 minutes 31 seconds, a radius of 585.00 feet, a tangent of 103.37 feet, and whose chord bears North 17 degrees 36 minutes 00 seconds West, 203.59 feet to a one-half inch iron rod set for corner;

THENCE North 62 degrees 22 minutes 45 seconds East, 3.82 feet to a one-half inch iron rod set for corner;

THENCE North 29 degrees 58 minutes 49 seconds West, 90.08 feet to a one-half inch iron rod set for corner;

THENCE South 62 degrees 22 minutes 45 seconds West, 2.33 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 171.22 feet along a curve to the left having a central angle of 05 degrees 20 minutes 46 seconds, a radius of 1835.00 feet, a tangent of 85.67 feet, and whose chord bears North 33 degrees 06 minutes 19 seconds West, 171.16 feet to a one-half inch iron rod set for corner;

THENCE North 35 degrees 46 minutes 41 seconds West, 97.08 feet to a one-half inch iron rod set for corner;

THENCE North 09 degrees 13 minutes 19 seconds East, 5.86 feet to a one-half inch iron rod set for corner;

THENCE North 54 degrees 13 minutes 19 seconds East, 101.64 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 159.38 feet along a curve to the left having a central angle of 15 degrees 36 minutes 35 seconds, a radius of 585.00 feet, a tangent of 80.19 feet, and whose chord bears North 46 degrees 25 minutes 01 seconds East, 158.89 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 279.16 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 79.54 feet along a curve to the left having a central angle of 91 degrees 08 minutes 46 seconds, a radius of 50.00 feet, a tangent of 51.01 feet, and whose chord bears North 38 degrees 36 minutes 43 seconds East, 71.41 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 730.37 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 79.54 feet along a curve to the left having a central angle of 91 degrees 08 minutes 46 seconds, a radius of 50.00 feet, a tangent of 51.01 feet, and whose chord bears North 38 degrees 36 minutes 43 seconds East, 71.41 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 128.19 feet to a one-half inch iron rod set for corner;

THENCE South 51 degrees 23 minutes 17 seconds East, 3.50 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 90.00 feet to a one-half inch iron rod set for corner;

THENCE North 51 degrees 23 minutes 17 seconds West, 3.50 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 177.13 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 32 minutes 16 seconds West, 377.68 feet to a one-half inch iron rod set for corner;

THENCE South 78 degrees 33 minutes 08 seconds East, 768.31 feet to the POINT OF BEGINNING and containing 4,460,785 square feet or 102.406 acres of land.

**BASIS OF BEARING:**

The basis of bearing is derived from GPS observations using the City of McKinney geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)