

LEGAL DESCRIPTION
101.690 ACRES

BEING a tract of land situated in the GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540, City of McKinney, Collin County, Texas and being a part of that tract of land described in Deed to Paul Lehner and wife, Virginia R. Lehner, as recorded in Volume 1062, Page 107, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap stamped "TNP" found in the south line of Stacy Road, a 130 foot right-of-way, for the common northeast corner of said Paul Lehner and wife, Virginia R. Lehner tract and northwest corner of that tract of land described as Tract 4 in Deed to Collin CR Wellness Communities, LLC, as recorded in Document No. 20091229001543720, Deed Records, Collin County, Texas;

THENCE South 01 degrees 14 minutes 46 seconds East, leaving said south line and with the common east line of said Paul Lehner and wife, Virginia R. Lehner tract and west line of said Tract 4, a distance of 1,981.40 feet to a 3/8 inch iron rod found for the southeast corner of said Paul Lehner and wife, Virginia R. Lehner tract;

THENCE South 89 degrees 18 minutes 59 seconds West, leaving said common line and with the south line of said Paul Lehner and wife, Virginia R. Lehner tract, a distance of 1,286.29 feet to a 5/8 inch iron rod found in the east line of Alma Road, a 120 foot right-of-way;

THENCE Northwesterly, with said east line, the following five (5) courses and distances:

North 51 degrees 53 minutes 01 seconds West, leaving said south line, a distance of 1,096.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 51 degrees 13 minutes 38 seconds, a radius of 1,340.00 feet and a chord bearing and distance of North 26 degrees 16 minutes 12 seconds West, 1,158.56 feet;

Northerly, with said curve to the right, an arc distance of 1,198.07 feet to a 5/8 inch iron rod found for corner;

North 00 degrees 39 minutes 23 seconds West, a distance of 193.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89 degrees 32 minutes 04 seconds East, a distance of 7.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 89 degrees 52 minutes 03 seconds, a radius of 66.00 feet and a chord bearing and distance of North 44 degrees 28 minutes 00 seconds East, 93.23 feet;

Northerly, with said curve to the right, an arc distance of 103.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the above mentioned south line of Stacy Road;

THENCE North 89 degrees 32 minutes 04 seconds East, with said south line, a distance of 2,548.39 feet to the **POINT OF BEGINNING** and containing 101.690 acres of land, more or less.