

LEGAL DESCRIPTION

BEING a tract of land located in the City of McKinney, Collin County, Texas, a part of the George F. Lucas Survey, Abstract No. 540, and being a part of Tract 4 described in a special warranty deed to Collin CR Wellness Communities, LLC as recorded in Document Number 20091229001543720, Collin County Deed Records, and being further described as follows:

BEGINNING at the northeast corner of a called 2.170 acre tract of land described in a special warranty deed to the City of McKinney, Texas as recorded in Document Number 20150316000283940, Collin County Deed Records, said point being the intersection of the south right-of-way line of Stacy Road (a 130 foot wide right-of-way) with the centerline of County Road Number 148 (a prescriptive right-of-way not in use);

THENCE North 89 degrees 29 minutes 54 seconds East, 535.46 feet along the south right-of-way line of said Stacy Road to the northeast corner of said Tract 4, said point being the northwest corner of a called 54.5816 acre tract of land described in a special warranty deed to Wellstone at Craig Ranch, III, LLC as recorded in Document Number 20070126000118100, Collin County Deed Records;

THENCE along the east line of said Tract 4 as follows:

- South 00 degrees 00 minutes 42 seconds East, 462.98 feet to a point for corner;
- South 20 degrees 49 minutes 48 seconds East, 459.21 feet to a point for corner;
- South 17 degrees 22 minutes 04 seconds East, 702.04 feet to a point for corner;
- South 15 degrees 33 minutes 09 seconds East, 352.51 feet to a point for corner;

THENCE Southwesterly, 111.27 feet along a curve to the right which has a central angle of 03 degrees 40 minutes 36 seconds, a radius of 1,733.98 feet, a tangent of 55.65 feet, and whose chord bears South 82 degrees 33 minutes 17 seconds West, 111.25 feet to a point for corner;

THENCE South 11 degrees 16 minutes 12 seconds East, 187.67 feet to a point for corner in the west line of Lot 1R, Block A, Crape Myrtle Addition, an addition to the City of McKinney, Texas as recorded in Volume 2010, Page 135, Collin County Plat Records;

THENCE along the west line of said Crape Myrtle Addition as follows:

- South 14 degrees 56 minutes 38 seconds East, 106.40 feet to a point for corner;
- South 11 degrees 45 minutes 38 seconds East, 114.92 feet to a point for corner;
- South 09 degrees 31 minutes 08 seconds East, 107.92 feet to a point for corner;
- South 14 degrees 29 minutes 09 seconds East, 110.68 feet to the southwest corner of said Crape Myrtle Addition, said point being in the north right-of-way line of Collin McKinney Parkway (a 120 foot wide right-of-way);

THENCE South 89 degrees 08 minutes 11 seconds West, 970.26 feet along the north right-of-way line of said Collin McKinney Parkway to a point for corner in the centerline of said County Road Number 148;

THENCE North 01 degrees 15 minutes 09 seconds West, 2,539.72 feet along the centerline of said County Road Number 148 to the POINT OF BEGINNING and containing 1,912,947 square feet or 43.915 acres of land.

“This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”