

**STATE OF TEXAS           §**  
**COUNTY OF COLLIN       §**

WHEREAS, We, Elevated Healthcare Solutions, LLC., are the sole owners of the tract of land situated in the JACOB J. NAUGLE SURVEY, ABSTRACT NO. 662, in the City of McKinney, Collin County, Texas, being all of Lot 4R, Block A of the Silverado Rowlett Creek Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Plat Book 2024, Page 499-500, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of a right-of-way dedication per plat of said Silverado Rowlett Creek Addition;

THENCE along the South line of said Lot 4, Block A, and the North right-of-way of said Silverado Trail, the following courses and distances:

North 84 degrees 35 minutes 25 seconds West, a distance of 8.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 89 degrees 21 minutes 40 seconds West, a distance of 136.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for Northwest corner of said right-of-way dedication;

South 00 degrees 38 minutes 57 seconds East, along the West right-of-way of said right-of-way dedication, a distance of 5.96 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 89 degrees 21 minutes 56 seconds West, a distance of 86.26 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said Lot 4, Block A, and the Southeast corner of Lot 3, Block A, of said Silverado Rowlett Creek Addition,;

THENCE North 00 degrees 38 minutes 25 seconds West, departing the North right-of-way of said Silverado Trail, along the West line of said Lot 4R, Block A, and the East line of said Lot 3, Block A, a distance of 402.20 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Lot 4R, Block A, and the Northeast corner of said Lot 3, Block A, on a Southeast line of said Lot 1, Block A, of said Discovery at Rowlett Creek Addition, Lot 1, Block A;

THENCE North 79 degrees 55 minutes 27 seconds East, along the North line of said Lot 4R, Block A, and the Southeast line of said Lot 1, Block A, a distance of 60.41 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 70 degrees 12 minutes 15 seconds East, continuing along the North line of said Lot 4R, Block A, and the Southeast line of said Lot 1, Block A, a distance of 78.47 feet to a 1/2-inch iron rod (bent) found for the most Easterly Southeast corner of said Lot 1, Block A;

THENCE North 89 degrees 20 minutes 53 seconds East, along the common line between said Lot 4R and Lot 5R, Block 5 of the said Silverado Rowlett Creek Addition, a distance 97.48 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the northeast corner of Lot 4R and then the following courses and distances;

South 00 degrees 38 minutes 25 seconds East, continuing along the common line of said Lot 4R and 5R, a distance of 125.93 feet;

North 89 degrees 21 minutes 40 seconds East a distance of 18.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 00 degree 38 minutes 25 seconds East a distance of 253.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 89 degrees 20 minutes 44 seconds West a distance of 18.00 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 00 degrees 38 minutes 25 seconds East a distance of 53.94 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.345 acres or 102,146 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 6th day of January, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.