

LEGAL DESCRIPTION

**Lots 1, 2 & 3, Block A
Chan Family Addition
City of McKinney
Collin County, Texas**

SITUATED in the City of McKinney, in the Oliver Hedgecoxe Survey, Abstract No. 392 of Collin County, Texas and being all of Lots 1, 2 & 3, Block A of CHAN FAMILY ADDITION, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Book 2024, Page 904, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a General Warranty Deed to Frisco Lifetime Sport Center LLC, recorded in Document No. 2024000002049, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a blue plastic cap, stamped "Old Town Surveying" (hereinafter referred to as "with O.T.S. cap"), found on the south right of way line of McKinney Ranch Parkway (a variable width right-of-way) for the northeast corner of the above described Lot 3, Block A of Chan Family Addition and same being on the west line of Lot 3, Block A of Lake Forest Wal-Mart Addition;

THENCE: South 00 deg. 41 min. 02 sec. East, departing from McKinney Ranch Parkway, along the east line of said Lot 3, Block A of said Chan Family Addition and Lots 3 and 2, Block A of said Lake Forest Wal-Mart Addition, a distance of 280.64 feet to a 1/2 inch iron rod with a O.T.S. cap found for the southeast corner of said Lot 3, Block A of Chan Family Addition and same being the easterly northeast corner of Pecan Park Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2011, Page 243, P.R.C.C.T.;

THENCE: South 89 deg. 23 min. 08 sec. West, along the common line of said Chan Family Addition and said Pecan Park Addition, a distance of 571.02 feet to a 1/2 inch iron rod with a O.T.S. cap found for the southwest corner of Lot 1, Block A of said Chan Family Addition and same being the southeast corner of Lot 2, Block A of McKinney Ranch Parkway Avalon Memory Care Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2018, Page 1, P.R.C.C.T.;

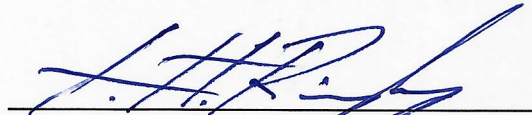
THENCE: North 00 deg. 36 min. 52 sec. West, along the common line of said Chan Family Addition and said McKinney Ranch Parkway Avalon Memory Care Addition, a distance of 281.71 feet to a 1/2 inch iron rod with a O.T.S. cap found on the south right-of-way line of the above mentioned McKinney Ranch Parkway for the northwest corner of said Chan Family Addition and the northeast corner of said Lot 2, Block A of McKinney Ranch Parkway Avalon Memory Care Addition;

THENCE: North 89 deg. 29 min. 33 sec. East, along the south right-of-way line of said McKinney Ranch Parkway, a distance of 570.68 feet to the POINT OF BEGINNING and containing 160,510 square feet or 3.685 acres of land.

Note:

The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of Denton Control Monuments #2011, #2012 and #2014 and are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.

Prepared Under My Hand & Seal,
This 14th Day of January, 2025.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

