

BEING a 58.3272 acre (2,540,733 square foot) tract of land situated in the J W Roberts Survey, Abstract No. 762, the H Seaborn & Robert T Clements Survey, Abstract No. 879, and the Oliver Hedgecoxe Survey, Abstract No. 392, City of McKinney, Collin County, Texas; said tract being all of Lot 1R1 and Lots 3-7, Block A, Stacy S. H. 121 Center, an addition to the City of McKinney according to the plat recorded in Instrument Number 2025010000560 of the Plat Records of Collin County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to TLC INVESTMENT ENTERPRISES, L.L.C. recorded in Instrument No. 2025000168517 of the Official Public Records of Collin County, Texas; said tract also being all of that tract of land described in Special Warranty Deed to CANNON DEVELOPMENT COMPANY TEXAS, LLC recorded in Instrument No. 2025000168516 of the Official Public Records of Collin County, Texas; said tract also being part of that called 31.958 acre tract of land described in Special Warranty Deed to MCKINNEY ECONOMIC DEVELOPMENT CORPORATION recorded in Instrument No. 2018007000989980 of the Official Public Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found at the southeast corner of Lot 2R, Block A, Stacy S.H. 121 Center Addition, an addition to the City of McKinney according to the plat recorded in Volume 2016, Page 219 of the Plat Records of Colling County, Texas and at an interior corner of said Lot 1R1;

THENCE North 00°32'56" West, with the east line of said Lot 2R, a distance of 318.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the northeast corner of said Lot 2R, the northwest corner of said Lot 3, and in the south line of Block A of The Vineyards Phase 1, an addition to the City of McKinney according to the plat recorded in Volume 2017, Page 273 of said Plat Records;

THENCE North 89°28'09" East, with said south line of Block A of The Vineyards Phase 1 and the north lines of said Lot 3 and Lot 4, a distance of 1,119.04 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the northeast corner of said Lot 4;

THENCE North 89°53'39" East, continuing with said south line of Block A of The Vineyard Phase 1, and with the north line of the remainder of said 31.958 acre tract, a distance of 651.28 feet to a point for corner at the southeast corner of said Block A of The Vineyard Phase 1, same being the southwest corner of Lot 1, Block A, Lake Forest/SH 121 Addition, an addition to the City of McKinney according to the plat recorded in Volume 2008, Page 191 of said Plat Records;

THENCE continuing with said north line of the 31.958 acre tract and with the south line of said Lot 1, the following two (2) calls:

North 89°56'05" East, a distance of 504.10 feet to a point for corner;

North 57°28'53" East, a distance of 426.77 feet to a point for corner at the southeast corner of said Lot 1, at the northeast corner of said 31.958 acre tract, and in the southwest right-of-way line of McKinney Place Drive (60' right-of-way) according to the plat recorded in Volume 2008, Page 67 of said Plat Records;

THENCE with said southwest right-of-way line of McKinney Place Drive and the east line of said 31.958 acre tract, the following two (2) calls:

South 24°43'13" East, a distance of 388.73 feet to a point for corner at the beginning of a right-of-way corner clip;

South 16°22'50" West, with said corner clip, a distance of 22.61 feet to a point for corner at the end of said corner clip, in the south line of said 31.958 acre tract, and in the north right-of-way line of State Highway No. 121 (a variable width right-of-way);

THENCE with said north right of way line of State Highway No. 121, said south line of the 31.958 acre tract, and the south line of Lots 1R1, 5, and 6 of said Stacy S.H. 121 Center addition (Instrument Number 2025000168517), the following five (5) calls:

South 57°28'53" West, a distance of 378.28 feet to a point for corner;

South 64°35'11" West, a distance of 899.99 feet to an aluminum disk found stamped "Texas Department of Transportation";

South 71°47'04" West, a distance of 455.86 feet to a 5/8-inch iron rod with cap stamped "KHA" set;

South 61°47'06" West, a distance of 248.02 feet to a 5/8-inch iron rod with cap stamped "KHA" set;

South 64°35'11" West, a distance of 975.37 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the beginning of a right-of-way corner clip at the intersection of said north right-of-way line of State Highway No. 121 and the east right-of-way line of Stacy Road (a variable width right-of-way);

THENCE North 61°25'58" West, with said corner clip and said east right-of-way line of Stacy Road, a distance of 68.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set in the west line of said Lot 1R1;

THENCE North 25°23'37" West, continuing with said east right-of-way line of Stacy Road and said west line of Lot 1R1, a distance of 1,129.57 feet to a 5/8-inch iron rod with cap stamped "KHA" found at the northwest corner of said Lot 1R1, and at the southwest corner of said Lot 2R;

THENCE with a north line of said Lot 1R1 and the south line of said Lot 2R the following two (2) calls:

North 64°34'39" East, a distance of 62.25 feet to a "X" cut found;

North 89°27'04" East, a distance of 364.96 feet to the **POINT OF BEGINNING** and containing 2,540,733 square feet or 58.3272 acres of land, more or less.