

Being a tract of land situated in the William Warden Survey, Abstract No. 965, Collin County, Texas, same being that tract of land conveyed to L and M Waggoner Family Trust, by deed recorded in County Clerk's File Number 2004-0106577, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner lying in the North line of FM 455 (90 foot right-of-way) and being the Southwest corner of a tract of land conveyed to Leslie A. Rocha, Trustee of the LAR Childrens Trust, by deed recorded in County Clerk's File Number 20140617000616100, Deed Records of Collin County, Texas;

THENCE South 87 degrees 57 minutes 17 seconds West, along the North line of said FM 455, a distance of 315.18 feet to a point for corner, said corner being in the Southeast corner of a tract of land conveyed to Larry S. Waggoner Trust, by deed recorded in County Clerk's File Number 2005-0175503, Deed Records, Collin County, Texas, from which a 5/8 inch iron rod found for witness, that bears North 73 degrees 03 minutes 48 seconds West, a distance of 2.43 feet;

THENCE North 00 degrees 55 minutes 57 seconds West, along the East line of said Waggoner tract, a distance of 2123.24 feet to a 5/8 inch iron rod found for corner, said corner lying in the South line of a tract of land conveyed to Paul Lehner and wife, Virginia R. Lehner, by deed recorded in Volume 2955, Page 91, Deed Records, Collin County, Texas;

THENCE North 88 degrees 44 minutes 01 seconds East, along the South line of said Lehner tract, a distance of 317.42 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Rocha tract;

THENCE South 00 degrees 52 minutes 14 seconds East, along the West line of said Rocha tract, a distance of 2118.97 feet to the POINT OF BEGINNING and containing 670,829 square feet or 15.40 acres of land.