

LEGAL DESCRIPTION: 800 S. Chestnut Street McKinney

BEING situated in the City of McKinney, Collin County, Texas, in the Mary Standifer Survey, Abstract No. 811, and being in the same tract of land described in Share No. 3 in the Report of the Commissioners in the case of Isaac Bingham vs. A.G. Bingham in the District Court of Collin County, Texas and recorded in Volume Y, Page 618 of the Minutes of said Court, said tract being more particularly described as follows:

Beginning at a 1/2" iron rod found at the Northeast corner of said tract recorded in Volume Y, Page 618, said point being the intersection of the West line of Chestnut Street with the South line of Christian Street;

Thence South a distance of 284.80 feet along the West line of said Chestnut Street to a 1/2" iron rod found at it's intersection with the North line of Colorado Street;

Thence south 89 degrees 29 minutes 25 seconds West, 192.58 feet along the North line of said Colorado Street to a 1/2" iron rod found at the Southwest corner of said tract recorded in Volume Y, Page 618, Page 618;

Thence North 00 degrees 54 minutes 57 seconds East, 298.66 feet along the West line of said tract to a 1/2" iron rod found at the Northwest corner thereof in the South line of said Christian Street;

Thence South 86 degrees 18 minutes 43 seconds East, 188.19 feet along the South line of said Christian Street to the POINT OF BEGINNING and containing 1.274 acres of land, more or less.