

- LEGEND**
- C.M. CONTROLLING MONUMENT
 - FENCE POST
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊞ AC UNIT
 - * LIGHT POLE
 - ⊥ GUYWIRE
 - ⊕ POWER POLE

LEGAL DESCRIPTION

BEING a 0.689 Acres tract of land situate in the Ed Bradley Survey, Abstract No. 85, Collin County, Texas and being all of a tract conveyed to Tenth Street Investment L.P. as recorded in County Clerks No. 20160314000301610, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

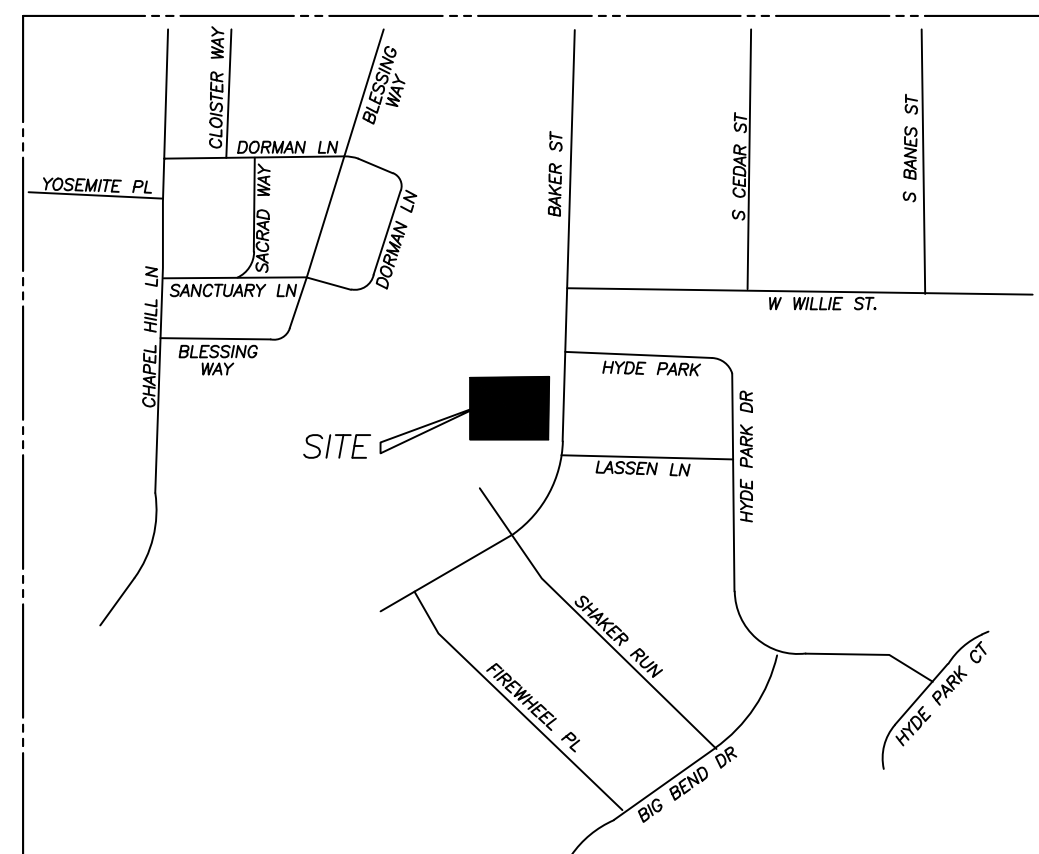
BEGINNING at a capped 1/2" iron rod stamped "4613" found for corner at the southeast corner of said Tenth Street Investment L.P. Tract, said capped iron rod also being in the west Right Of Way line of Baker Street (50' ROW), said capped iron rod also being at the northeast corner of Lot 1, Block E, Pinehurst Addition, Phase 1A, as recorded in Volume M, Page 226 Plat Records of Collin County, Texas;

THENCE N 88°37'43" W a distance of 200.43' to a 2' wood post found for corner;

THENCE N 01°26'25" E a distance of 149.75' to a 1/2" iron rod found for corner;

THENCE S 88°42'01" E a distance of 200.14' to a 2' wood post found for corner in the west ROW line of Baker Street;

THENCE S 01°19'45" W a distance of 150.00' to the POINT OF BEGINNING and containing 30,018 Square Feet or 0.689 Acres of land.



VICINITY MAP
NOT TO SCALE

ZONING EXHIBIT
0.689 ACRES
ED BRADLY SURVEY
ABSTRACT NO. 85
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SURDUKAN SURVEYING, INC.
 P.O. BOX 126
 ANNA, TEXAS 75409
 (972) 924-8200
 FIRM NO. 10069500

CITY FILE NO. 16-1041Z