

Metes and Bounds

DESCRIPTION 0.717 ACRE

SITUATED in the City of McKinney, Collin County, Texas, in the Mary Standifer Survey, Abstract No. 811, being a survey of Lot 9B, 9C, 8A, & 8B and a part of Lot 9A, 9D, & 8C as seen on the Collin County Appraisal District map of the J. G. Fitzhugh 2nd Addition(unrecorded), an addition to the City of McKinney, being also a survey of Tract 1, 2, 3, 4, & 5 described in a deed from Charles W. Cox, et al to Omidan, Inc. recorded as clerk's file no. 20200221000245860 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the northeast corner of said Tract 4, in the west right-of-way line of Lindsey Street; same being the northwest corner of a 0.004 acre tract recorded as clerk's file no. 20080408000417040; same also being in the south line of a lot recorded as clerk's file no. 20140717000745180;

THENCE South 06°49'00" East, with the east line of said Tract 4, 3, & 2 and with the west right-of-way line of said Lindsey Street, 133.36 feet to a 5/8-inch iron pin found at the southeast corner of said Tract 2 and the southwest corner of the 0.015 acre tract recorded as clerk's file no. 20080408000417050; same being in the north right-of-way line of a 15 foot wide alley recorded in volume 81, page 360;

THENCE South 88°25'11" West, with the north right-of-way line of said alley, 254.50 feet to a 1/2-inch iron pin set in the east right-of-way line of Rockwall Street;

THENCE North 07°40'07" West, with the east right-of-way line of said Rockwall Street and the west line of said Tract 5 and Tract 4, 112.70 feet to a 1/2-inch iron pin set at the southwest corner of a lot recorded in volume 338, page 29;

THENCE North 83°45'26" East, with the south line of said lot recorded in volume 338, page 29 and the south line of said lot recorded as clerk's file no. 20140717000745180, 255.12 feet to the PLACE OF BEGINNING and containing 0.717 acre.