

LEGAL DESCRIPTION

BEING a 6.77 acre tract of land out of E. P. WORLEY SURVEY, ABSTRACT NUMBER 995, situated in the City of McKinney and Collin County, Texas and being a portion of Lots 4 & 5, Block 1 of Walnut Grove Subdivision, of record in Volume 7, Page 19 of the Plat Records of Collin County, Texas, also being all of a called 1.7523 acre tract of land conveyed to Charles and Linda Pritchard by deed of record in Document Number 19771004000295140 of the Official Records of Collin County, Texas, also being all of a called 1.7446 acre tract of land conveyed to Alan and Yasmin by deed of record in Document Number 20110408000369100 by deed of record in said Official Records, also being the remainder of that certain tract of land conveyed to John and Peggy Hanson by deed of record in Volume 1047, Page 422 of the Deed Records of Collin County, Texas, also being a portion of the Lakefront Road right-of-way (right-of-way varies) and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod found at the intersection of the North right-of-way line of U.S. Highway 380 (right-of-way varies) and the West right-of-way line of Lakefront Road, being the Northeast corner of a called Parcel 36 - 11,405 sq. ft. tract of land conveyed to the State of Texas by deed of record in Volume 3390, Page 347 of said Deed Records, also being in the East line of said Lot 5, for the Southeast corner hereof;

THENCE, along the North right-of-way line of U.S. Highway 380, being the North line of said Parcel 36, the following two (2) courses and distances:

1. S86°04'20"W, a distance of 267.46 feet to a 1/2 inch iron rod found;
2. S84°25'36"W, a distance of 152.33 feet to a 1/2 inch iron rod found at the Northeast corner of a called Parcel 35 - 4,154 sq. ft. tract of land conveyed to the State of Texas by deed of record in Volume 3299, Page 181 of said Deed Records, being the Northwest corner of said Parcel 36;

THENCE, S84°25'36"W, continuing along the North right-of-way line of U.S. Highway 380, being the North line of said Parcel 35, a distance of 200.54 feet to a TXDOT Aluminum right-of-way marker found at the Northwest corner of said Parcel 35, being in the East line of Lot 3 of said Block 1 of Walnut Grove Subdivision, also being in the common West line of said Lot 4, for the Southwest corner hereof;

THENCE, N03°58'53"W, leaving the North right-of-way line of U.S. Highway 380, along the East line of said Lot 3 and the common West line of said Lot 4, a distance of 681.24 feet to a 1/2 inch iron rod found in the South line of Lot 8 of said Block 1 of Walnut Grove Subdivision, being the Northwest corner of said Lot 4 and hereof;

THENCE, S73°25'07"E, along the South line of said Lot 8, being the common North line of said Lot 4, a distance of 239.36 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 5, being the Southwest corner of Lot 6 of said Block 1 of Walnut Grove Subdivision, also being the Southeast corner of said Lot 8;

THENCE, S01°37'38"E, along the East line of said Lot 4 and the common West line of said Lot 5, a distance of 213.57 feet to a 1/2 inch iron rod found at the Southeast corner of that certain tract of land conveyed to Lindset Living Trust Dated Sept. 20, 1995 by deed of record in Document Number 19950927000721660 of said Official Records, being the Northwest corner of said 1.7523 acre tract;

THENCE, N88°28'03"E, leaving the East line of said Lot 4, along the South line of said Lindset Living Trust Dated Sept. 20, 1995 tract, being the common North line of said 1.7523 acre tract, a distance of 388.35 feet to a 1/2 inch iron rod found in the West right-of-way line of Lakefront Road, being the common East line of said Lot 5, also being the Southeast corner of said Lindset Living Trust Dated Sept. 20, 1995 tract, also being the Northeast corner of said 1.7523 acre tract;

THENCE, N88°28'03"E, leaving the East line of said 1.7523 acre tract, over and across said Lakefront Road right-of-way, a distance of 39.38 feet to a point in the West line of Lot 11, Block 3 of Walnut Grove, a subdivision of record in Volume 7, Page 19 of said Plat Records, being the common East right-of-way line of Lakefront Road, for the Northeast corner hereof;

THENCE, along the West line of said Lot 11 and the common East right-of-way line of Lakefront Road, the following two (2) courses and distances:

1. S16°12'42"E, a distance of 143.36 feet to an angle point;
2. S05°11'42"E, a distance of 37.52 feet to a point;

THENCE, S86°12'46"W, leaving the West line of said Lot 11, over and across said Lakefront Road right-of-way, a distance of 41.11 feet to a PK Nail set at the Southeast corner of said 1.7523 acre tract, being the Northeast corner of said 1.7446 acre tract;

THENCE, S00°02'18"W, along the West right-of-way line of Lakefront Road, being the common East line of said Lot 5 and said 1.7446 acre tract, a distance of 178.91 feet to the **POINT OF BEGINNING** and containing an area of 6.77 Acres, or (294,897 Square Feet) of land, more or less.

I hereby certify that this legal description was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas

Matthew Raabe

Matthew Raabe
R.P.L.S. # 6402 06-15-21



EAGLE SURVEYING, LLC
210 S. ELM STREET
SUITE: 104
DENTON, TX 76201
(940) 222-3009
TX FIRM # 10194177

| JOB NUMBER | DRAWN BY | DATE |
|------------|----------|------------|
| 2102.017 | -- | 06/15/2021 |