

## **DESCRIPTION OF PROPERTY SURVEYED:**

**BEING** a 1.1726 acre (51,080 square foot) tract of land situated in the B F Stapp Survey, Abstract No. 837, City of McKinney, Collin County, Texas; said tract being all of Lots 5-9, Block 5, Northwest Addition, an addition to the City of McKinney according to the plat recorded in Volume 3, Page 95 of the Plat Records of Collin County, Texas; said tract also being part of Lots 10-14, Block 5, Free Methodist College Subdivision, an addition to the City of McKinney according to the plat recorded in Volume 1, Page 116 of said Plat Records; said tract also being all of that tract of land described as Exhibit "A" and Exhibit "B" in Special Warranty Deed to William A. Smith, Jr. recorded in Volume 4355, Page 1511 of the Deed Records of Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a point at the intersection of the north right-of-way line of US Highway No. 380 (a 120-foot wide right-of-way) and the west right-of-way line of Sharon lane (a 50-foot wide right-of-way);

**THENCE** North 87°05'36" West, along the said north line of US Highway No. 380; at a distance of 14.28 feet passing a 1/2-inch iron rod found for the southeast corner of said Exhibit "B" tract and continuing in all a total distance of 262.17 feet to a 1/2-inch iron rod found for the southwest corner of said Exhibit "A" tract;

**THENCE** North 01°26'38" East, departing the said north line of US Highway No. 380, a distance of 187.68 feet to a 5/8-inch iron rod with "TX-NO 3258" cap found for corner in the south right-of-way line of Bailey Street (a 50-foot wide right-of-way);

**THENCE** South 89°44'49" East, along the said south line of Bailey Street, at a distance of 248.00 feet passing a 1/2-inch iron rod found for the northeast corner of said Exhibit "B" tract and continuing in all a total distance of 265.16 feet to a point for corner at the intersection of the said south line of Bailey Street and the said west line of Sharon Lane;

**THENCE** South 02°18'29" West, along the said west line of Sharon Lane, a distance of 199.90 feet to the **POINT OF BEGINNING** and containing 51,080 square feet or 1.1726 acres of land, more or less.