

LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the William McCarty Survey, Abstract No. 575 of Collin County, Texas and being a part of Lot 4, Block A of Parcel 1502 Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2018, Page 735, Plat Records, Collin County, Texas (P.R.C.C.T.) and same being part of that certain called 10.576 acre tract of land described in a Special Warranty Deed to Coit-Virginia Partners, LLC, recorded in Document No. 20170724000967180, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with an orange plastic cap, stamped "RW Coombs-RPLS 5294", found for the northeast corner of the above described Lot 4, Block A and the southeast corner of Lot 3, Block A of Virginia Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2020, Page 591, P.R.C.C.T. and said point also being on the west line of The Highlands At Westridge Phase 10, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2019, Page 864, P.R.C.C.T.;

THENCE: South 00 deg. 33 min. 12 sec. East, along the common line of said Lot 4, Block A and The Highlands At Westridge Phase 10, a distance of 390.74 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the easterly southeast corner of this hereinafter described parcel of land;

THENCE: South 89 deg. 20 min. 12 sec. West, departing from said common line, over & across said Lot 4, Block A, along and near the center of a 24' Firelane, Access, Water, Sewer & Drainage Easement, as per the above described Conveyance Plat, recorded in Volume 2018, Page 735, P.R.C.C.T., a distance of 301.19 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the southwest corner of this parcel of land, on the west line of said Lot 4, Block A and same being the east line of Lot 5, Block A of Virginia Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2020, Page 645, P.R.C.C.T.;

THENCE: North 00 deg. 39 min. 48 sec. West, along the common line of said Lot 4, Block A and said Lot 5, Block A, a distance of 391.32 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the northwest corner of said Lot 4, Block A and the northeast corner of said Lot 5, Block A and said point also being on the south line of the above described Lot 3, Block A of Virginia Heights Addition;

THENCE: North 89 deg. 26 min. 51 sec. East, along the common line of said Lot 4, Block A and said Lot 3, Block A, a distance of 301.94 feet to the POINT OF BEGINNING and containing 117,920 square feet or 2.707 acres of land.