

## PROPERTY DESCRIPTION

**BEING** a tract of land situated in the William. S. Richardson Survey, Abstract No. 747, City of McKinney, Collin County, Texas and being all of Lot 1, Block A, McKinney Industrial Center Addition, an addition to the City of McKinney according to the plat recorded in Volume 2019, Page 436, Official Public Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with plastic cap stamped "KHA" found at the intersection of the east right-of-way line of Millwood Road (formerly FM 546 - an 80-foot right-of-way) and the south right-of-way line of a 15-foot alley shown on said Westmoreland Heights #1;

**THENCE** with said south right-of-way line of the 15-foot Alley, South  $88^{\circ}57'52''$  East, a distance of 616.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 1;

**THENCE** departing said 15-foot Alley and with the east line of said Lot 1, South  $0^{\circ}49'48''$  East, a distance of 222.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the north right-of-way line of Industrial Boulevard (a 100-foot right-of-way);

**THENCE** with said north right-of-way line of Industrial Boulevard, South  $89^{\circ}10'12''$  West, a distance of 596.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the southeast corner of a right-of-way corner clip at the intersection of said north right-of-way line of Industrial Boulevard and said east right-of-way line of Millwood Road;

**THENCE** with said right-of-way corner clip, North  $45^{\circ}31'32''$  West, a distance of 34.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

**THENCE** with said east right-of-way line of Millwood Drive, North  $0^{\circ}20'28''$  East, a distance of 217.50 feet to the **POINT OF BEGINNING** and containing 3.2913 acres or 143,370 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.