

BEING situated in the State of Texas, County of Collin, being all of Lot 5 and a part of Lot 7 of Wiggs and Pistole Addition, an Addition to the City of McKinney as recorded in Volume 1, Page 108 of the Collin County Map Records and being that same tract of land as recorded in Volume 5228, Page 3406 of the Collin County Land Records with the aforementioned premises being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found marking the westernmost southwest corner of said premises, the southwest corner of said Lot 5, the northwest corner of Lot 6 of said addition and being in the east right-of-way line of N. Tennessee Street (60' right-of-way);

THENCE with a west line of said premises, said Lot 5 and the east right-of-way line of said Tennessee Street, North, 59.70 feet to a 60d nail found marking the westernmost northwest corner of said premises, the northwest corner of said Lot 5 and the southwest corner of Lot 4 of said addition;

THENCE with a north line of said premises, said Lot 5 and the south line of said Lot 4, South $89^{\circ}10'58''$ East, 150.00 feet to a Roome capped iron rod set marking an interior corner of said premises, the northeast corner of said Lot 5, the southeast corner of said Lot 4 and being in the west line of said Lot 7;

THENCE with a west line of said premises, the west line of said Lot 7 and the east line of said Lot 4, North, 59.70 feet to a Roome capped iron rod set marking the northernmost northeast corner of said premises, the northeast corner of said Lot 4, the southeast corner of Lot 3 of said addition and the southwest corner of a part of said Lot 7 as described in Deed to Matia and Maria Malacaro in Volume 4702, Page 1786 of the Collin County Land Records;

THENCE with a north line of said premises and the south line of said Malacaro tract, South $89^{\circ}10'58''$ East, 81.00 feet to a Roome capped iron rod set marking the northeast corner of said premises, the southeast corner of said Malacaro tract and being in the east line of said Lot 7;

THENCE with the east line of said premises and said Lot 7, South, 179.10 feet to a Roome capped iron rod set marking the southeast corner of said premises, the southeast corner of said Lot 7 and being in the north line of McKinney Outlot 733, being that same 0.459 acre tract of land as described in Deed to Jim Bewley in Volume 697, Page 182 of the Collin County Land Records;

THENCE with a south line of said premises, said Lot 7 and the north line of said Bewley tract, North $89^{\circ}10'58''$ West, passing at 78.5 feet, a 5/8-inch iron rod found and continuing for a total distance of 81.00 feet to a Roome capped iron rod set marking the southernmost southwest corner of said premises, the southwest corner of said Lot 7 and the southeast corner of said Lot 6;

THENCE with a west line of said premises, said Lot 7 and the east line of said Lot 6, North, 59.70 feet to a Roome capped iron rod set marking an interior corner of said premises, the southeast corner of said Lot 5 and the northeast corner of said Lot 6;

THENCE with a south line said premises, said Lot 5 and the north line of said Lot 6, North $89^{\circ}10'56''$ West, 150.00 feet to the PLACE OF BEGINNING and containing 23,460 square feet or 0.539 acre of land.