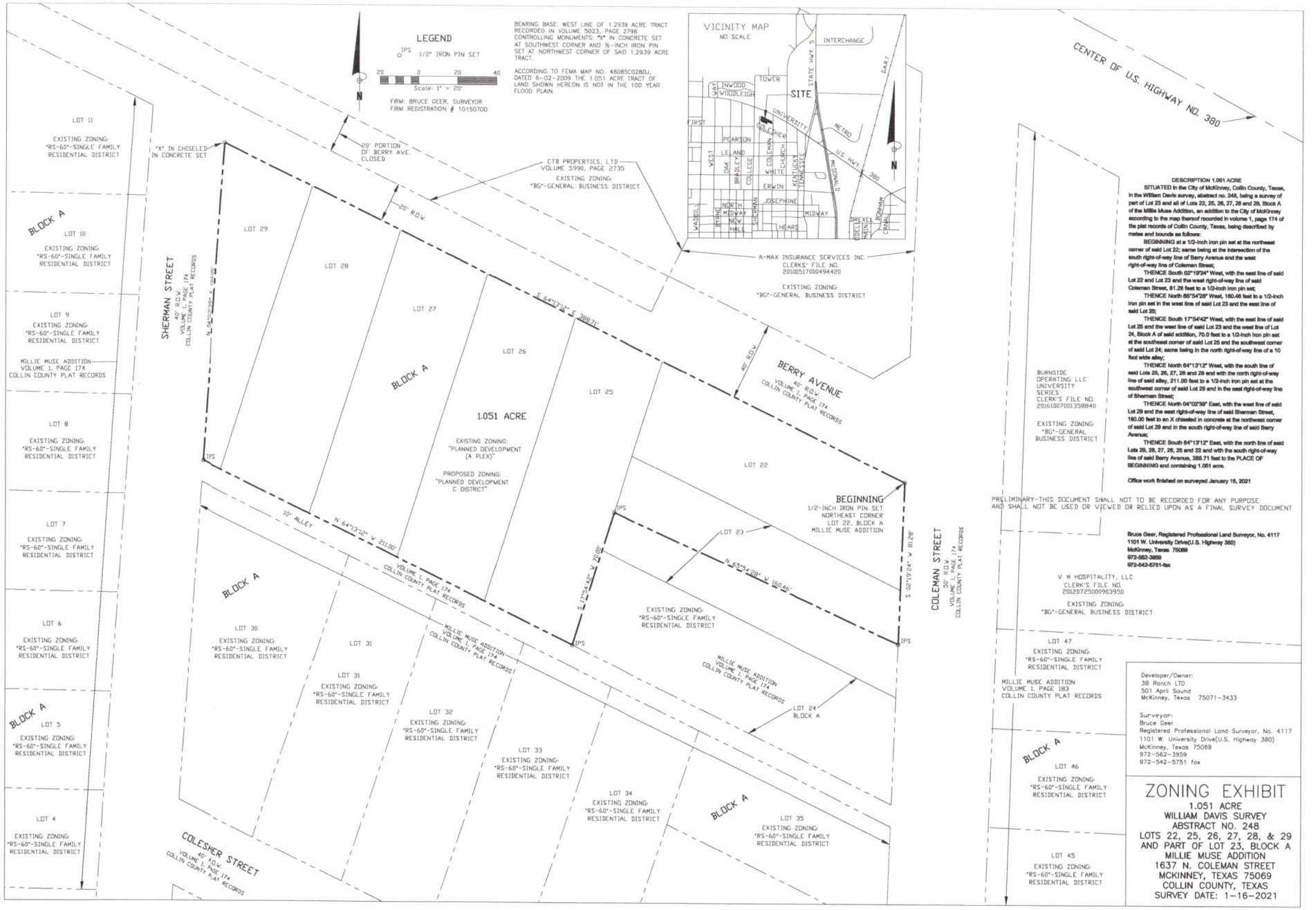

DESCRIPTION 1.051 ACRE

SITUATED in the City of McKinney, Collin County, Texas, in the William Davis survey, abstract no. 248, being a survey of part of Lot 23 and all of Lots 22, 25, 26, 27, 28 and 29, Block A of the Millie Muse Addition, an addition to the City of McKinney according to the map thereof recorded in volume 1, page 174 of the plat records of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin set at the northeast corner of said Lot 22; same being at the intersection of the south right-of-way line of Berry Avenue and the west right-of-way line of Coleman Street;

THENCE South 02°19'24" West, with the east line of said Lot 22 and Lot 23 and the west right-of-way line of said Coleman Street, 81.28 feet to a 1/2-inch iron pin set;

THENCE North 85°54'28" West, 160.46 feet to a 1/2-inch iron pin set in the west line of said Lot 23 and the east line of said Lot 25;

THENCE South 17°54'48" West, with the east line of said Lot 25 and the west line of said Lot 23 and the west line of Lot 24, Block A of said addition, 70.0 feet to a 1/2-inch iron pin set at the southeast corner of said Lot 25 and the southwest corner of said Lot 24; same being in the north right-of-way line of a 10 foot wide alley;

THENCE North 64°13'12" West, with the south line of said Lots 25, 26, 27, 28 and 29 and with the north right-of-way line of said alley, 211.00 feet to a 1/2-inch iron pin set at the southwest corner of said Lot 29 and in the east right-of-way line of Sherman Street;

THENCE North 04°02'39" East, with the west line of said Lot 29 and the east right-of-way line of said Sherman Street, 180.00 feet to an X chiseled in concrete at the northwest corner of said Lot 29 and in the south right-of-way line of said Berry Avenue;

THENCE South 64°13'12" East, with the north line of said Lots 29, 28, 27, 26, 25 and 22 and with the south right-of-way line of said Berry Avenue, 388.71 feet to the PLACE OF BEGINNING and containing 1.051 acre.

Office work finished on surveyed January 16, 2021

PRELIMINARY-THIS DOCUMENT SHALL NOT TO BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Bruce Geer, Registered Professional Land Surveyor, No. 4117
1101 W. University Drive(U.S. Highway 380)
McKinney, Texas 75069
972-562-3959
972-542-5751-fax

Developer/Owner:
3B Ranch LTD
501 April Sound
McKinney, Texas 75071-3433

Surveyor:
Bruce Geer
Registered Professional Land Surveyor, No. 4117
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McKinney, Texas 75069
972-562-3959
972-542-5751 fax

ZONING EXHIBIT

1.051 ACRE
WILLIAM DAVIS SURVEY
ABSTRACT NO. 248
LOTS 22, 25, 26, 27, 28, & 29
AND PART OF LOT 23, BLOCK A
MILLIE MUSE ADDITION
1637 N. COLEMAN STREET
MCKINNEY, TEXAS 75069
COLLIN COUNTY, TEXAS
SURVEY DATE: 1-16-2021