

LEGAL DESCRIPTION

BEING all of Lots 1 thru 5, Block D, Muse Addition, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 174, Plat Records of Collin County, Texas and being part of Lots 1 and 2 and all of Lots 3 and 4, Block A, and all of the 15' Alley north of Block A as shown on the Urbanton Addition, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Volume 1, Page 25, Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a the intersection of the north Right Of Way line of Pearson Ave. and the west Right Of Way line of Kentucky Street;

THENCE S 88°40'32" W following the north ROW line of Pearson Ave. a distance of 120.01' to a point;

THENCE N 00°14'35" W a distance of 129.08' to a point;

THENCE N 88°54'30" W a distance of 70.02' to a point;

THENCE S 00°14'35" E a distance of 49.99' to a point;

THENCE N 88°54'30" W a distance of 70.13' to a point in the east Right Of Way line of Church Street;

THENCE N 00°14'35" W following the east ROW line of Church Street a distance of 90.00' to the intersection of the east ROW line of Church Street and the south line of a 15' Alley;

THENCE S 88°54'30" E following the south line of said Alley a distance of 20.00' to a point;

THENCE N 00°14'35" W crossing the north line of said Alley and continuing along the east ROW line of said Church Street a distance of 195.05' to a point being the south end of a corner clip;

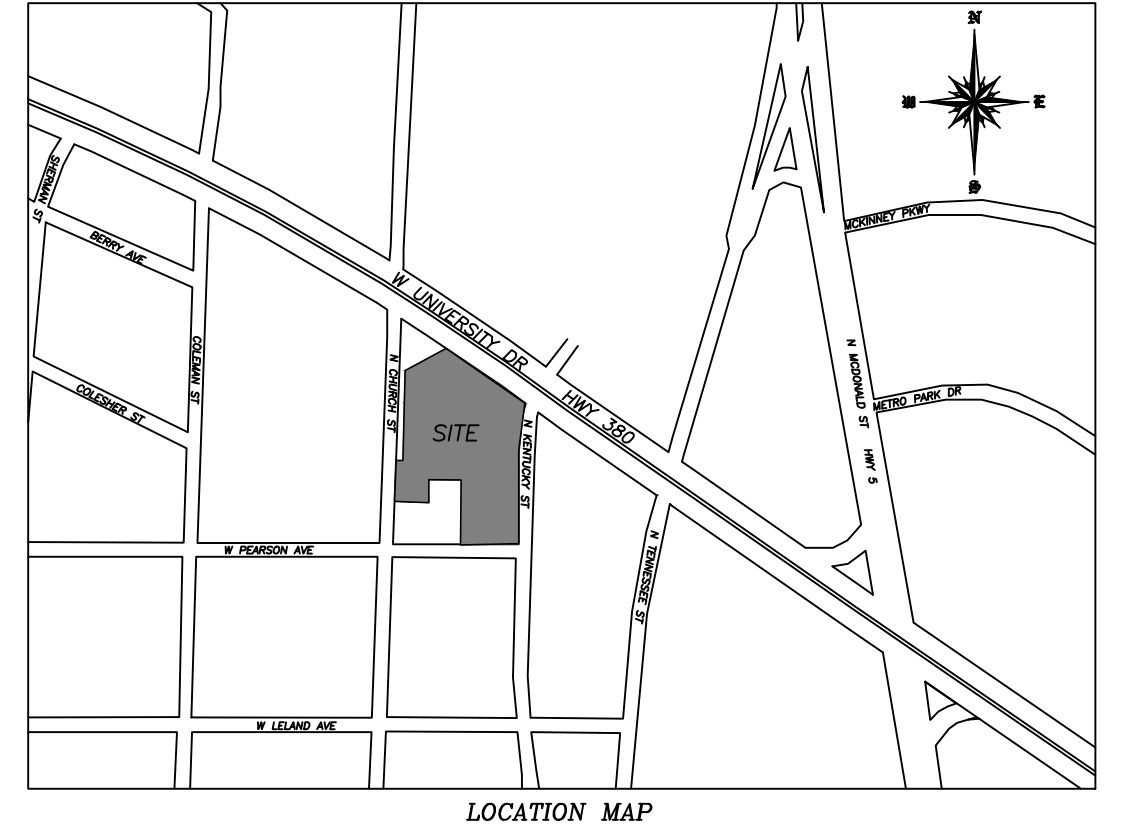
THENCE N 61°53'35" E following the corner clip a distance of 94.88' to a point in the south ROW line of State Highway No. 380/University Drive;

THENCE S 56°24'19" E following the south ROW line of State Highway No. 380/University Drive a distance of 200.00' to a intersection of the south ROW line of State Highway No. 380/University Drive and the west ROW line of said Kentucky Street;

THENCE S 00°14'35" E following the west ROW line of said Kentucky Street a distance of 118.85' to a point;

THENCE N 88°54'30" W following the west ROW line of said Kentucky Street a distance of 3.34' to a point;

THENCE S 01°51'22" W following the west ROW line of said Kentucky Street a distance of 179.00' to a point; to the POINT OF BEGINNING, and containing 79,001 Square Feet or 1.814 Acres of land.



ZONING EXHIBIT
1.814 ACRES
LOTS 1 THRU 5
BLOCK D
MILLIE MUSE ADDITION
PART OF LOTS 1, 2 & ALL OF 3 & 4
BLOCK A
URBANTON ADDITION
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500