

LEGAL DESCRIPTION

R1129326 R-0945-007-001B-1
705 N. College St.
Tuckers Addition, Block 7, Lot 1B 1A

Being a lot, tract, or parcel of land situated in Collin County, Texas and being the same tract of land recorded in County Clerk's No. 95-0043880 deed records of Collin County, Texas and more commonly known as the North ½ of Block 7 of Tuckers Addition recorded in Volume 41, page 69 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for corner at the intersection of the South line of Lela Street and the West line of North College Street:

THENCE South along the West line of said College Street, a distance of 99.97 feet to a ½ inch iron rod found for corner, said corner also being the Northeast corner of .275 acre tract of land recorded in Volume 2121, page 40, Deed Records, Collin County, Texas:

THENCE West along the North line of said .275 acre tract, a distance of 200.33 feet to a ½ inch iron rod found for corner, said corner also being the Northwest corner of a .183 acre tract of land recorded in County Clerk's file No. 92-43550, said corner also lying in the East line of Florence Street:

THENCE North 00 degrees 16 minutes 51 seconds West along the East line of said Florence Street a distance 99.99 feet to a ½ inch rod found for corner, said corner being the intersection of the East line of said Florence Street and the South line of the said Lela Street:

THENCE South 89 degrees 59 minutes 41 seconds East along the South line of said Lela Street a distance of 200.82 feet to the POINT OF BEGINNING and containing 20,000 square feet or .459 acres of land.