

SITUATED in Collin County, Texas, and being all of Lots 22, 25, 26, 27, 28, 29 and part of Lot 23, Block A, of the Millie Muse Addition, an addition to the City of McKinney, according to the Plat thereof recorded in Volume 1, Page 175, of the Map and Plat Records of Collin County, Texas, being more particularly described by metes and bounds to-wit:

BEGINNING at an iron pin found at the intersection of the East line of Sherman Street and the South line of Berry Street, same being the northwest corner of Lot 29;

THENCE South 68 deg. 18 min. East with the South line of Berry Street 384.45 feet to an iron pin found in the West line of Coleman Street;

THENCE South 2 deg. 27 min. 56 sec. East with the West line of Coleman Street 82.44 feet to an iron pin set at the base of a corner post;

THENCE North 70 deg. 16 min. West with an occupied line 158.32 feet to an iron pin set at the base of a corner post;

THENCE South 12 deg. 10 min. West with an occupied line 70 feet to an iron pin set at the base of a corner post in the North line of a 10 foot alley;

THENCE North 68 deg. 18 min. West with the North line of said alley 212 feet to an iron pin found in the East line of Sherman Street;

THENCE North with said East line 161.1 feet to the place of beginning, CONTAINING 1.054 acre, more or less.