

LEGAL DESCRIPTION

BEING 0.768 acres of land, situated in the City of McKinney, in the Mary Standifer Survey, Abstract No. 811 and the William Davis Survey, Abstract No. 248 of Collin County, Texas, and being a part of Block 22 of the G.A. Wilson Addition to the City of McKinney, a part of Block 3 of Andrews Addition to the City of McKinney and part of the right-of-way of Green Street (a 40' wide public right-of-way) and said parcel being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the south line of the above described Block 22 and on the north right-of-way line of Anthony Street (a 40' wide public right-of-way) and said point being the southwest corner of that certain tract of land described in a deed to Juan Jimenez and wife, Marcella Garcia Garcia, recorded in Volume 5579, Page 3537, Deed Records, Collin County, Texas (D.R.C.C.T.) also being the southeast corner of that certain tract of land described as "Tract III" in a deed to McKinney Mobile Park, LLC, recorded in Document No. 20061025001532750, D.R.C.C.T.;

THENCE: North 89 deg. 30 min. 49 sec. West, along the common line of said Anthony Street right-of-way and said McKinney Mobile Park Tract III, a distance of 53.38 feet to a point for the southwest corner of this hereinafter described parcel of land;

THENCE: North 05 deg. 40 min. 37 sec. West, departing from the right-of-way of Anthony Street, over and across said Tract III, at a distance of 62.9 feet, passing the west line of said Tract III and the east line of that certain tract of land described as "Tract IV" in the above mentioned deed to McKinney Mobile Park, LLC, recorded in Document No. 20061025001532750, D.R.C.C.T., continuing across said McKinney Mobile Park Tract IV, at a distance of 100.8 feet, passing the north line of said Tract IV and the south line of that certain tract of land described as "Tract II – Third Tract" in a deed to City of McKinney, recorded in Document No. 20210129000190690, D.R.C.C.T. and continuing across said City of McKinney Tract II – Third Tract for a total distance of 113.24 feet to a point for an angle corner;

THENCE: North 00 deg. 49 min. 43 sec. East, continuing across said Tract II – Third Tract, at a distance of 87.0 feet, passing the north line of the above mentioned G.A. Wilson Addition and Mary Standifer Survey and same being the south line of said William Davis Survey and said Andrews Addition and continuing across said Tract II – Third Tract for a total distance of 135.98 feet to a point for an angle corner;

THENCE: North 04 deg. 07 min. 54 sec. East, continuing across said Tract II – Third Tract, at a distance of 160.5 feet, passing the north line of said Tract II – Third Tract and the south right-of-way line of the above mentioned Green Street, and continuing across the right-of-way of said Green Street for a total distance of 200.53 feet to a point on the north right-of-way line of said Green Street for the northwest corner of this tract;

THENCE: South 89 deg. 05 min. 38 sec. East, along the north right-of-way line of said Green Street, a distance of 79.48 feet to a point for the northeast corner of this tract;

THENCE: South 01 deg. 33 min. 54 sec. West, departing from said right-of-way line, over and across said Green Street, at a distance of 40 feet, passing the south right-of-way line of said Green Street at the northeast corner of that certain tract of land described as "Tract V" in the above mentioned deed to McKinney Mobile Park, LLC, recorded in Document No. 20061025001532750, D.R.C.C.T. and same being the northwest corner of that certain tract of land described in a deed to Eduardo Aragonz and wife, Eva F. Aragonz, recorded in Volume 995, Page 228, D.R.C.C.T. and departing from said Green Street, along the common line of said Tract V and said Aragonz tract for a total distance of 249.51 feet to a point for the southeast corner of said Tract V, the southwest corner of said Aragonz tract, on the south line of said Andrews Addition, the north line of said G.A. Wilson Addition, the common line of said William Davis and Mary Standifer Surveys and also being on the north line of the above described Jimenez and Garcia tract;

THENCE: North 88 deg. 58 min. 39 sec. West, along the common Survey and Addition line and the common line of said Tract V and Jimenez tract, a distance of 23.23 feet to a point for the northwest corner of said Jimenez tract and same being the northeast corner of the above described McKinney Mobile Park Tract III;

THENCE: South 00 deg. 21 min. 51 sec. West, along the common line of said Tract III and said Jimenez tract, a distance of 198.85 feet to the POINT OF BEGINNING and containing 33,451 square feet or 0.768 acres of land.

Note: The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of McKinney Control Monument #43 and is based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.

Prepared Under My Hand & Seal,
This 30th Day of June, 2021.

Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

