

TRACT 1 - METES AND BOUNDS

COMMENCING AT AN "X" FOUND MARKING THE SOUTHEAST CORNER OF BLOCK 31, THE SOUTHEAST CORNER OF A PART OF BLOCK 31 AS RECORDED IN DEED TO BOBBI GUTIERREZ PEREZ IN VOLUME 5795, PAGE 481 OF THE COLLIN COUNTY LAND RECORDS AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF E. WHITE AVENUE (50' RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF N. KENTUCKY STREET (50' RIGHT-OF-WAY);

THENCE WITH THE EAST LINE OF SAID BLOCK 31, THE EAST LINE OF SAID PEREZ TRACT AND THE WEST RIGHT-OF-WAY LINE OF SAID N. KENTUCKY STREET NORTH 01 DEGREES 07' 37" EAST 140.10 FEET TO A 1/2-INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF THE PEREZ TRACT, THE NORTHERNMOST SOUTHEAST CORNER OF SAID PREMISES AND THE POINT OF BEGGINING:

THENCE WITH THE NORTHERNNMOST SOUTH LINE OF SAID PREMISES AND THE NORTH LINE OF SAID PEREZ TRACT, NORTH 88 DEGREES 18' 51" WEST, 50.20 FEET TO A 3/4-INCH PIPE FOUND MARKING A CORNER OF THE PREMISES AND THE NORTHWEST CORNER OF THE PEREZ TRACT.

THENCE WITH THE WESTERNMOST EAST LINE OF SAID PREMISES AND THE WEST LINE OF SAID PEREZ TRACT. SOUTH 01 DEGREES 07' 36" WEST, 40.59 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHERNMOST SOUTHEAST CORNER OF THE PREMISES AND THE NORTHEAST CORNER OF A PART OF SAID BLOCK 31 AS RECORDED IN DEED TO ANNA M. AND RONALD W. KENNEDY IN INSTRUMENT NUMBER 2023000089378 OF THE COLLIN COUNTY LAND RECORDS.

THENCE WITH THE SOUTHERNMOST SOUTH LINE OF SAID PREMISES AND THE NORTH LINE OF SAID KENNEDY TRACT, NORTH 88 DEGREES 52' 24" WEST, PASSING AT 43.80 FEET A 1/2-INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID KENNEDY TRACT, THE NORTHEAST CORNER OF A PART OF SAID BLOCK 31 AS RECORDED INDEED TO ERICKSONS ELITE RENTALS, LLC IN INSTRUMENT NUMBER 2023000056386 OF THE COLLIN COUNTY LAND RECORDS AND CONTINUING FOR A TOTAL DISTANCE OF 101.50 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE PREMISES, THE NORTHWEST CORNER OF THE ERICKSON ELITE RENTALS, LLC TRACT AND BEING IN THE EAST LINE OF A "CALLED" 18.0 FOOT RIGHT-OF-WAY OF AN UNIMPROVED ALLEY:

THENCE WITH THE WEST LINE OF SAID PREMISES AND THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY, NORTH 02 DEGREES 19'07" EAST, 100.00 FEET TO A CAPPED IRON ROD SET MARKING THE NORTHWEST CORNER OF SAID PREMISES, BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY AND THE SOUTH LINE OF A "CALLED" 20.00 FOOT RIGHT-OF-WAY OF AN UNIMPROVED ALLEY, FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS NORTH 52 DEGREES 34' 11" EAST, 2.28 FEET AND AN RPLS 5587 CAPPED IRON ROD FOUND BEARS, NORTH 02 DEGREES 19'07" EAST, 8.99 FEET MARKING THE SOUTHEAST CORNER OF A PART OF BLOCK 33 OF SAID ADDITION AS RECORDED IN DEED TO DAISY RIVERA IN INSTRUMENT NUMBER 0091110001368050 OF THE COLLIN COUNTY LAND RECORDS.

THENCE WITH THE NORTH LINE OF SAID PREMISES AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, SOUTH 88 DEGREES 52' 54" EAST, 149.62 FEET TO A CAPPED IRON ROD SET MARKING THE NORTHEAST CORNER OF SAID PREMISES, BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID N. KENTUCKY STREET AND FROM WHICH AN RPLS 5587 CAPPED IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF RIVERA TRACT BEARS NORTH 03 DEGREES 57' 57" PAST, 7.60 FEET;

THENCE WITH THE EASTERNMOST EAST LINE OF SAID PREMISES AND THE WEST RIGHT-OF-WAY LINE OF SAID N. KENTUCKY STREET, SOUTH 01 DEGREE 07' 37" WEST, 59.90 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13,039 SQUARE OR 0.30 ACRE OF LAND MORE OR LESS.

REVIEWED BY PLANNING

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