

BEING a 16,498 square foot (0.3787 acre) tract of land situated in the WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, City of McKinney, Collin County, Texas, same being all of Lot 93, Block 23, of Colemans Addition, an Addition to the City of McKinney, Collin County, Texas, recorded in Volume 38, Page 608, Map Records, Collin County, Texas, further being that certain Tract I and Tract II of land conveyed to JOY DOBBS, by Special Warranty Deed recorded in Instrument Number 2023000127159, Official Public Records, Collin County, Texas, also being the South half of a 20' Alley located between Block 23 and Block 25, of said Addition, as abandoned by City of McKinney Ordinance Number 94-10-44, recorded in Clerk's No. 94-0104178, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the west right-of-way line of North Kentucky Street (50' R.O.W.), same being the southeast corner of said Lot 93, and being the northeast corner of Lot 92, Block 23, of said Addition;

THENCE North 87 degrees 47 minutes 46 seconds West, departing said west right-of-way line, along the common line of said Lots 93 and 92, for a distance of 150.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the east line of an 18' Alley, of said Addition, same being the southwest corner of said Lot 93, and the northwest corner of said Lot 92;

THENCE North 01 degrees 17 minutes 38 seconds East, along the common line of said 18' Alley and said Lot 93, passing at a distance of 100.00 feet, the northwest corner of said Lot 93, same being the southwest corner of the aforementioned Tract II, continuing for a total distance of 110.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the east line of said 18' Alley, same being the northwest corner of said Tract II, further conveyed to VILMA I. DELBREY, by Quitclaim Deed recorded in Instrument Number 2023000048894, Official Public Records, Collin County, Texas;

THENCE South 87 degrees 47 minutes 46 seconds East, departing the east line of said 18' Alley, along the common line of said Tract II and said VILMA I. DELBREY Tract, for a distance of 150.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set in the west right-of-way line of the aforementioned North Kentucky Street, same being the northeast corner of said Tract II and the southeast corner of said VILMA I. DELBREY Tract;

THENCE South 01 degrees 17 minutes 38 seconds West, along said west right-of-way line, passing at a distance of 10.00 feet, to a 1/2" iron rod found at the southeast corner of said Tract II, same being the northeast corner of the aforementioned Lot 93, continuing for a total distance of 100.00 feet to a **POINT OF BEGINNING** and containing 16,498 square feet or 0.3787 acres of land, more or less.