

LOT 2R, BLOCK A
URBAN GARAGES ADDITION
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING a 2.010 acre tract of land situated in the Brian P. Worley Survey, Abstract No. 995, Collin County Texas, being part of Lot 1, Block A of Urban Garages Addition, recorded in Volume 2024, Page 494 of the Plat Records of Collin County, Texas (P.R.C.C.T.) and being more particularly described as follows:

COMMENCING at 1/2" iron rod found for the northeast corner of said Lot 1, Block A, the southeast corner of a portion of Lot 6, Block 1 of Walnut Grove recorded in Volume 7, Page 19 P.R.C.C.T., in the west Right-of-Way (R.O.W.) of Lakefront Road (variable width R.O.W.) from which a 1/2" iron rod found for an ell corner of said Lot 1, Block A bears South 88 Degrees 34 Minutes 41 Seconds West, a distance of 436.46 feet;

THENCE South 12 Degrees 57 Minutes 18 Seconds West, a distance of 118.20 feet to a point for corner and the **POINT OF BEGINNING**;

THENCE with the proposed west Right-of-Way line of said Lakefront Road, the following courses;

South 12 Degrees 57 Minutes 18 Seconds West, a distance of 8.56 feet to a point for corner;

South 57 Degrees 57 Minutes 02 Seconds West, a distance of 15.80 feet to a point for corner and the beginning of a curve to the left;

Southeasterly, along said curve to the left with an arc length of 148.17 feet, with a radius of 251.00 feet, with a chord bearing of South 00 Degrees 53 Minutes 33 Seconds East, with a chord length of 146.03 to a point for corner;

South 17 Degrees 48 Minutes 15 Seconds East, a distance of 28.86 feet to a point for corner;

South 24 Degrees 18 Minutes 53 Seconds West, a distance of 41.67 feet to a point for corner and the beginning of a curve to the left;

THENCE leaving the west R.O.W. of said Lakefront Road, over and across Lot 1, Block A, the following courses;

Southwesterly, along said curve to the left, with an arc length of 120.38 feet, with a radius of 5158.63 feet, with a chord bearing of South 87 Degrees 37 Minutes 19 Seconds West, with a chord length of 120.38 feet;

South 85 Degrees 48 Minutes 18 Seconds West, a distance of 362.29 feet to a point for corner;

North 03 Degrees 58 Minutes 53 Seconds West, a distance of 24.41 feet to a point for corner;

North 86 Degrees 01 Minutes 08 Seconds East, a distance of 132.35 feet to a point for corner;

North 03 Degrees 58 Minutes 53 Seconds West, a distance of 217.05 feet to a point for corner;

North 88 Degrees 34 Minutes 41 Seconds East, a distance of 387.82 feet to the **POINT OF BEGINNING** and containing 2.010 acres of land, more or less.

Note: The description above is based on the recorded plat of Urban Garages Addition and not based on an "On the Ground" Boundary Survey.