

Lot 1, Block A
Wilmeth Road Industrial Multifamily & Townhome Addition
Metes and Bounds Description
29.049 Acres

BEING a tract of land situated in the Joseph Crutchfield Survey, Abstract No. 203, McKinney ETJ, Collin County, Texas and being all of Lot 1, Block A, Wilmeth Road Industrial Multifamily & Townhome Addition, according to the Plat filed in Volume 2024, Page 706, Plat Records, Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-iron rod found with cap stamped "KHA" in the southeast corner of said Lot 1, same being common with a west line of a called 200.496-acres tract conveyed to Billingsly 380 North, LTD by deed recorded in Document No. 20140109000025020, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), in the north right-of-way line of Wilmeth Road (County Road 124), from which a Mag nail found in the approximate centerline of Wilmeth Road (County Road 124) bears South 00°44'13" East, a distance of 60.00 feet;

THENCE North 89°48'48" West, with the north right-of-way line of said Wilmeth Road (County Road 124), a distance of 501.88 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southwest corner of said Lot 1, same being common with the east line of a called 15.998-acre tract of land, conveyed to Henry Land, LTD., by deed recorded in Document No 20140702000682490 O.P.R.C.C.T., from which a mag nail found in the approximate centerline of said Wilmeth Road (County Road 124), bears South 00°42'55" East, a distance of 60.01 feet;

THENCE North 00°42'55" West, with said common line, a distance of 2,460.75 feet to a 1/2-inch iron rod found with cap stamped "Eagle Surveying" for the northwest corner of said Lot 1, in a south line of said 200.496-acre tract;

THENCE North 75°58'06" East, with said south line, a distance of 514.67 feet to a 1/2-iron rod found with cap stamped "Eagle Surveying" for an interior corner of said 200.496-acre tract, same being the northeast corner of said Lot 1;

THENCE South 00°44'13" East, with the east line of said Lot 1, same being common with a west line of said 200.496-acre tract, a distance of 2,587.19 feet to the **POINT OF BEGINNING** and containing 1,265,359 square feet or 29.049 acres of land.