

PROPERTY DESCRIPTION

BEING a 66,169 square foot (1.519 acre) tract of land situated in the WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, City of McKinney, Collin County, Texas, same being all of that certain tract of land conveyed to DAVID D. ANDERSON, by Special Warranty Deed recorded in Instrument Number 20110111000047750, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" Cut set at the intersection of the north right-of-way line of Heard Street (40' R.O.W.) and the westerly right-of-way line of Tennessee Street (60' R.O.W.);

THENCE North 88 degrees 52 minutes 11 seconds West, departing said westerly right-of-way line, along said north right-of-way line, for a distance of 252.00 feet, to a MAG Nail set at the intersection of said north right-of-way line and the east right-of-way line of Kentucky Street (Called 60' R.O.W.), (Apparent 45' R.O.W.);

THENCE North 01 degrees 22 minutes 48 seconds East, departing said north right-of-way line, along said east right-of-way line, for a distance of 114.40 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set, same being the southwest corner of the Remainder of tract of land conveyed to NAPOLEON GUTIERREZ and ELIZABETH GUTIERREZ, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20141126001293170, (O.P.R.C.C.T.);

THENCE South 87 degrees 33 minutes 11 seconds East, departing said east right-of-way line, along the south line of said NAPOLEON GUTIERREZ and ELIZABETH GUTIERREZ tract, for a distance of 105.10 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set, same being the southeast corner of said NAPOLEON GUTIERREZ and ELIZABETH GUTIERREZ tract;

THENCE North 00 degrees 35 minutes 02 seconds East, along the east line of said NAPOLEON GUTIERREZ and ELIZABETH GUTIERREZ tract, for a distance of 293.63 feet, to a 1/2" iron rod found, same being the northeast corner of that certain tract of land conveyed to ROTONDA STOUT, by General Warranty Deed recorded in Instrument Number 20160301000244330, (O.P.R.C.C.T.);

THENCE North 88 degrees 42 minutes 11 seconds West, along the north line of said ROTONDA STOUT tract, for a distance of 21.00 feet, to a corner that was unable to set in the north line of said ROTONDA STOUT tract, same being the southeast corner of that certain tract of land conveyed to HANNAH R. STEWART & ADAM M. STEWART, by General Warranty Deed recorded in Instrument Number 20211227002582150, (O.P.R.C.C.T.);

THENCE North 01 degrees 22 minutes 49 seconds East, along the east line of said HANNAH R. STEWART & ADAM M. STEWART tract, for a distance of 74.50 feet, to an "X" Cut set, same being the northeast corner of said HANNAH R. STEWART & ADAM M. STEWART tract, further being in the south line of that certain tract of land conveyed to RCN COIN-OP, LLC, by Distribution Deed recorded in Instrument Number 20181105001373320, (O.P.R.C.C.T.);

THENCE South 88 degrees 42 minutes 11 seconds East, along the south line of said RCN COIN-OP, LLC tract, for a distance of 61.47 feet, to a 1/2" iron pipe found in the westerly right-of-way line of the aforementioned Tennessee Street, same being the southeast corner of said RCN COIN-OP, LLC tract;

THENCE along said westerly right-of-way line the following six calls;

South 14 degrees 15 minutes 11 seconds East, for a distance of 89.60 feet, to a 1/2" iron rod found;

South 22 degrees 07 minutes 11 seconds East, for a distance of 92.60 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set;

South 19 degrees 39 minutes 11 seconds East, for a distance of 45.80 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set;

South 14 degrees 20 minutes 11 seconds East, for a distance of 57.80 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set;

South 07 degrees 50 minutes 11 seconds East, for a distance of 45.70 feet, to an "X" Cut set;

South 04 degrees 53 minutes 11 seconds East, for a distance of 46.60 feet, to a Corner that was unable to set;

THENCE South 01 degrees 00 minutes 55 seconds East, continuing along said westerly right-of-way line, for a distance of 118.59 feet to the POINT OF BEGINNING and containing 66,169 square feet or 1.519 acres of land, more or less.