

**Williams Tract
10-061Z**

Field Note Description

BEING a 1.5 acre tract of land situated in the Samuel McFall Survey, Abstract Number 641 in the City of McKinney, Collin County, Texas and being all of Lot 1, Block A of Williams Addition according to the plat recorded in Cabinet Q, Page 197 of the Plat Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a Brass Monument in concrete found for the southwest corner of said Lot 1 and being located in the north line of U.S. Highway 380 (120' wide);

THENCE departing the north line of said U.S. Highway 380, NORTH 01°58' 07 EAST a distance of 179.88 feet to an iron rod with cap found for the northwest corner of said Lot 1;

THENCE SOUTH 88°04' EAST a distance of 396.0 feet with the north line of said 1.5 acre tract and a south line of the Wal-Mart Addition according to the plat recorded in Cabinet H, Page 464 of the Plat Records of Collin County, Texas to an "X" in concrete found at the northeast corner of said Lot 1, and southeast corner of said Wal-Mart Addition and in the west R.O.W. line of Graves Street (a 60' R.O.W.);

THENCE departing the north line of said Lot 1, SOUTH 01°06' WEST a distance of 67.8' feet with the east line of said Lot 1 and said R.O.W. line to a concrete monument found at the east and southeast corner of said Lot 1 and in said R.O.W. line;

THENCE SOUTH 46°00' WEST a distance of 156.0 feet with the southeast line of said Lot 1 and said R.O.W. to an iron pin found at the south, southeast corner of said Lot 1 and in the north R.O.W. line of U.S. Highway No. 380;

THENCE NORTH 88°04' WEST a distance of 288.6 feet with the south line of said Lot 1 and said north R.O.W. line of U.S. Highway No. 380 to the PLACE OF BEGINNING.

CONTAINING 1.5 acre or 65,340 square feet of land more or less.