

Being 0.961 acres of land located in Lot 3, Block H, Hidden Lakes, an addition to the City of McKinney, Collin County, Texas, according to the Conveyance Plat recorded in Plat Book 2024, Page 578, Real Property Records, Collin County, Texas. Said 0.961 acres of land being more particularly described as follows:

BEGINNING at "X" found at the northwest corner of said Lot 3, said "X" lying in the south line of West University Drive (U.S. Highway 380) and having the Texas North Central Zone NAD83 grid coordinates of N:7,130,682.71 E:2,507,624.65;

THENCE N89°59'38"E, along the north line of said Lot 3, a distance of 146.26 feet to a 1/2" iron rod found for the northeast corner of said Lot 3;

THENCE S00°47'23"E, along the east line of said Lot 3, a distance of 282.24 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" found for the southeast corner of said Lot 3;

THENCE S89°22'49"W, along the south line of said Lot 3, a distance of 149.46 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" found for the southwest corner of said Lot 3;

THENCE N00°08'27"W, along the west line of said Lot 3, a distance of 283.81 feet to the point of beginning, containing 0.961 acres (41,846 square feet) of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.