

## LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the William Davis Survey, Abstract No. 248 of Collin County, Texas and being a portion of Block 5 of Andrews Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 116, Page 218, Deed Records, Collin County, Texas (D.R.C.C.T.) and same being all of "Tract One" and part of "Tract Two" as described in a deed to Hugs Café, Inc., recorded in Document No. 2023000003748, D.R.C.C.T. and being more particularly described by metes & bounds as follows

BEGINNING at a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "BGE", found on the east right-of-way line of Andrews Street (40' wide right-of-way) and the west line of the above described Tract Two, at the north corner of a right-of-way corner clip as described in a Right-of-way Dedication deed to the City of McKinney, recorded in Document No. 2011007002053620, D.R.C.C.T.;

THENCE: North 01 deg. 41 min. 55 sec. East, along the common line of said Tract Two and Andrews Street, a distance of 158.60 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northwest corner of the above described Tract One and same being the southwest corner of that certain tract of land described in a deed to Daniel Sanchez, recorded in Volume 2192, Page 391, D.R.C.C.T.;

THENCE: South 89 deg. 29 min. 49 sec. East, departing from said Andrews Street, along the common line of said Tracts One and Two and said Sanchez tract, a distance of 216.93 feet to a 1 inch iron rod found for the southeast corner of said Sanchez tract and same being the southwest corner of that certain tract of land described in a deed to B&H Farr Enterprises, LLC, recorded in Document No. 20220107000042110, D.R.C.C.T.;

THENCE: North 89 deg. 16 min. 58 sec. East, along the common line of said Tract Two and said B&H Farr Enterprises tract, a distance of 20.60 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Tract Two and same being the northwest corner of that certain tract of land described in a deed to Alvaro & Alma Mirna Hernandez, recorded in Document No. 19921130000842780, D.R.C.C.T.;

THENCE: South 00 deg. 16 min. 10 sec. West, along the common line of said Tract Two and said Hernandez tract, a distance of 179.41 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set on the north right-of-way line of Green Street (40' wide right-of-way) for the southeast corner of said Tract Two and the southwest corner of said Hernandez tract;

THENCE: North 89 deg. 43 min. 50 sec. West, along the common line of said Tract Two and Green Street, a distance of 222.05 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of the above described right-of-way dedicated corner clip;

THENCE: North 42 deg. 00 min. 00 sec. West, along the northeasterly line of said corner clip, a distance of 28.90 feet to the POINT OF BEGINNING and containing 42,820 square feet or 0.983 acres of land.