

TRACT 1:

Being a lot, tract or parcel of land situated in the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas, and being a portion of Block 3 of Lewisville Addition, an addition to the City of McKinney, Collin County, Texas, according to the map thereof recorded in Volume 1, Page 182, Map Records, Collin County, Texas, same being a tract of land conveyed to Housing Authority of the City of McKinney, Texas, by deed recorded in Volume 429, Page 92, Deed Records, Collin County, Texas, same being a tract of land conveyed to Housing Authority of the City of McKinney, Texas, by deed recorded in Volume 429, Page 158, Deed Records, Collin County, Texas, same being a tract of land conveyed to Housing Authority of the City of McKinney, Texas, by deed recorded in Volume 439, Page 466, Deed Records, Collin County, Texas. and being more particularly described by metes and bounds as follows;

BEGINNING at an "X" set for corner, said corner being the Southwest corner of Block 3 of said Lewisville Addition, said corner being the intersection of the North right of way line of Drexel Street (40 foot right of way) and the East right of way line of Throckmorton Street (40 foot right of way);

THENCE North 01 degrees 24 minutes 29 seconds East, along the East right of way line of said Throckmorton Street, a distance of 154.31 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner:

THENCE North 00 degrees 20 minutes 56 seconds West, along the East right of way line of said Throckmorton Street, a distance of 77.04 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the South line of that tract of land conveyed to The Cameron County Housing Finance Corporation, by deed recorded in Clerk's File No. 2022000113484, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 15 minutes 23 seconds East, along a South line of said The Cameron County Housing Finance Corporation tract, a distance of 10.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE North 39 degrees 48 minutes 59 seconds East, along a Southeast line of said The Cameron County Housing Finance Corporation tract, a distance of 121.51 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, from which a 1/2 inch iron rod found bears, North 24 degrees 01 minutes 47 seconds West, a distance of 2.37' set for witness;

THENCE South 87 degrees 37 minutes 23 seconds East, along a South line of said The Cameron County Housing Finance Corporation tract, a distance of 192.84 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the West right of way line of Throckmorton Street (variable width right of way);

THENCE South 01 degrees 33 minutes 53 seconds West, along the West right of way line of said Throckmorton Street, a distance of 316.40 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner:

THENCE South 46 degrees 15 minutes 08 seconds West, a distance of 7.11 feet to an "X" set in concrete for corner, said corner being along the North right of way line of said Drexel Street;

THENCE North 89 degrees 03 minutes 36 seconds West, along the North right of way line of said Drexel Street, a distance of 270.07 feet to the POINT OF BEGINNING and containing 85,378 square feet or 1.96 acres of land.

TRACT 2:

Being a lot, tract or parcel of land situated in the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas, and being a portion of Block 1 o' Lewisville Addition, an addition to the City of McKinney, Collin County, Texas, according to the map thereof recorded in Volume 1, Page 182, Map Records, Collin County, Texas, same being a tract of land conveyed to The Housing Authority of the City of McKinney, Texas, by deed recorded in Volume 527, Page 599, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at o 1/2 inch iron rod set with yellow plastic cop stomped "CBG SURVEYING" for corner, said corner being the Northeast corner of that tract o' land conveyed to Waldo A. Turner Sr., by deed recorded in Clerk's File No. 97-0004784, Deed Records, Collin County, Texas, said corner being along the South right of way line of Drexel Street {40 foot right of way}, from which a 1/2 inch iron rod found bears, North 00 degrees 37 minutes 20 seconds East, a distance of 0.81 feet for witness;

THENCE South 89 degrees 03 minutes 36 seconds East, along the South right of way line of said Drexel Street, o distance of 93.05 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 43 degrees 49 minutes 33 seconds East, a distance of 14.08 feet to an "X" set in concrete for corner, said corner being along the West right of way line of Throckmorton Street (40 foot right of way);

THENCE South 01 degrees 24 minutes 29 seconds West. along the West line of said Throckmorton Street, a distance of 219.66 feet to an "X" set in concrete for corner:

THENCE South 45 degrees 33 minutes 37 seconds West, a distance of '4.35 feet to an "X" set in concrete for corner, said corner being along the North right of way line of Broad Street (Public right of way);

TI I[NC[South 89 degrees 42 minutes 45 seconds West, along the North right of way line of said Broad Street, a distance of 79.26 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBC SURVEYING" for corner, said corner being the Southeast corner of that tract of land conveyed to R.Q. Allen and wife, Ethel Lee Allen, by deed recorded in Volume 419, Page 461, Deed Records, Collin County, Texas;

THENCE North 00 degrees 19 minutes 49 seconds West, along the East line of said Allen tract, a distance of 90.46 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Northeast corner of said Allen tract;

THENCE North 89 degrees 19 minutes 49 seconds West, along the North line o said Allen tract, a distance of 6.50 feel to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of that tract of land conveyed to Waldo A. Turner and wife, Lee R. Turner, by deed recorded in Volume 1494, Page 348, Deed Records, Collin County, Texas;

THENCE North 00 degrees 19 minutes 49 seconds West, along the East line of said Turner tract, a distance of 151.19 "eel to the POINT OF BEGINNING and containing 23,235 square feet or 0.53 acres of land.