

CALLED 200.496 ACRES
BILLINGSLEY 380 NORTH, LTD
DOC. NO. 20140109000025020
O.P.R.C.C.T.

CALLED 16.998 ACRES
HENRY LAND, LTD
DOC. NO. 20140702000682490
O.P.R.C.C.T.

CALLED 200.496 ACRES
BILLINGSLEY 380 NORTH, LTD
DOC. NO. 20140109000025020
O.P.R.C.C.T.

Lot 1, Block A
29.74 ACRES
CALLED 29.739 ACRES
RVS MCKINNEY #1, LP
DOC. NO. 20210721001472920
O.P.R.C.C.T.

LEGAL DESCRIPTION

WHEREAS RVS MCKINNEY #1, LP, is the owner of a tract of land situated in the Joseph Crutchfield Survey, Abstract No. 203, Collin County, Texas being all of a called 29.74 acre tract of land conveyed to RVS McKinney #1, LP by deed recorded in Document No. 20210721001472920 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

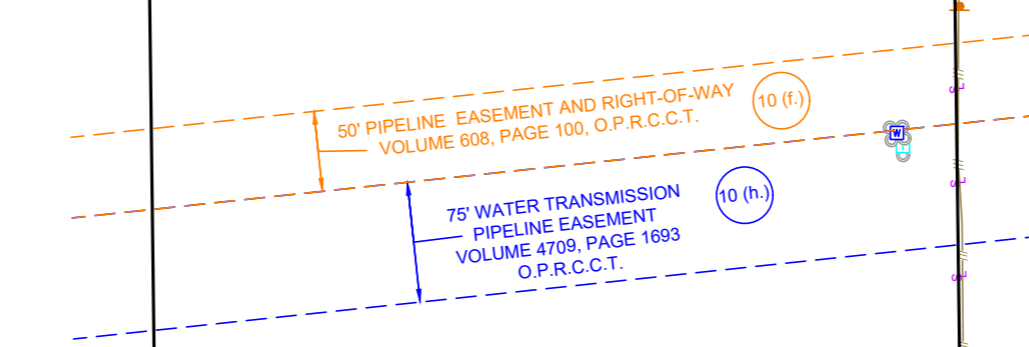
BEGINNING at a magnail found for the southeast corner of said 29.74 acre tract, for a southwest corner of a called 200.496 acre tract of land conveyed to Billingsley 380 North, LTD by deed recorded in Document No. 20140109000025020, O.P.R.C.C.T., and being in the approximate centerline of Wilmeth Road (County Road 124);

THENCE North 89°48'48" West, along the south line of said 29.74 acre tract, and said approximate centerline of Wilmeth Road, 501.90 feet to a magnail found for the southwest corner of said 29.74 acre tract, and for the southeast corner of a called 15.998 acre tract of land conveyed to Henry Land, LTD by deed recorded in Document No. 20140702000682490, O.P.R.C.C.T.;

THENCE North 00°42'55" West, along the west line of said 29.74 acre tract, and east line of said 15.998 acre tract, 2,520.75 feet to a 1/2-inch iron rod found capped (stamped "Eagle Surveying") for the northwest corner of said 29.74 acre tract, for the northeast corner of said 15.998 acre tract, and being in a south line of said 200.496 acre tract;

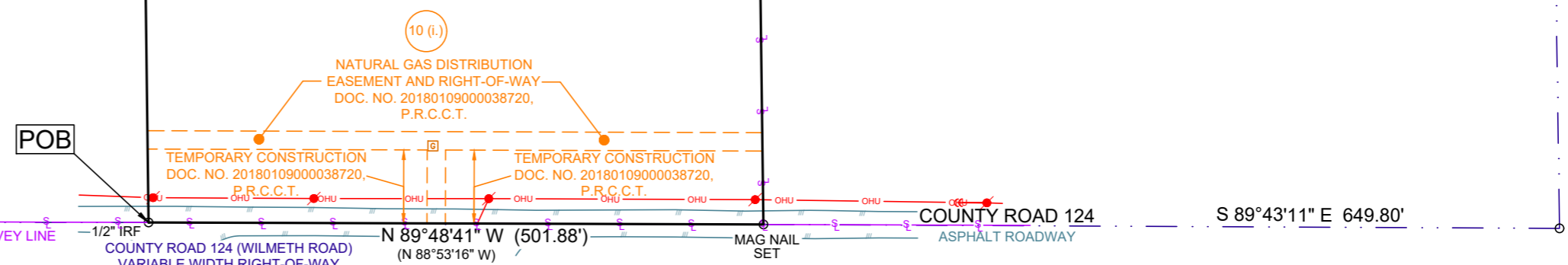
THENCE North 75°58'06" East, along the north line of said 29.74 acre tract, and a south line of said 200.496 acre tract, 514.67 feet to a 1/2-inch iron rod found capped (stamped "Eagle Surveying") for the northeast corner of said 29.74 acre tract, and for a south corner of said 200.496 acre tract;

THENCE South 00°44'13" East, along the east line of said 29.74 acre tract, and a west line of said 200.496 acre tract, 2,647.19 feet to the **POINT OF BEGINNING** and containing 1,295,468 square feet or 29.740 acres of land.



JOSEPH CRUTCHFIELD SURVEY,
ABSTRACT NO. 203

DIXON M. CRUTCHFIELD SURVEY,
ABSTRACT NO. 205



MERIDAY ASHLOCK SURVEY,
ABSTRACT NO. 20

Promesa Investments

8105 Razor Blvd Ste 71
Plano, TX 75024

Property Address

County Road 124
McKinney, TX 75071

LEGEND

- Bollard
- ◁ Guy Anchor
- Utility Pole
- Telecommunications Vault
- Water Vault
- Gas Vault
- ▲ Gas Buried Utility Sign
- Temporary Benchmark
- FL Corrugated Metal Pipe
- CMP Official Public Records, Collin County, Texas
- /// Asphalt
- /// Wood Fence
- Survey Line
- Over-Head Utilities

McKinney ETJ Petition Exhibit

Being 29.74 Acres of land in the
Joseph Crutchfield Survey, Abstract Number 203
Collin County, TX