

Lot 3, Block A
Verbie Hayes Addition

All that certain tract or parcel of land located in James Herndon Survey, Abstract No. 931, City of McKinney, Collin County, Texas, and being all of Lot 3, Block A, Verbie Hayes Addition as shown on the plat, recorded in Document Number 2016011501000023 (Volume 2016, Page 41) in the Plat Records of Collin County, Texas and being described in a deed from Hardin Outlot 2014, LP to Ten O four, LLC, dated August 31, 2020 and recorded in Document Number 20200901001461420 in the Official Public Records of Collin County, Texas and being more completely described as follows:

BEGINNING at an "X" scribed in concrete found for the southernmost southwest corner of the above referenced Lot 3, same being a southeast corner of Lot 4 of said Addition and being in the north right of way line of Virginia Parkway (F.M. 3038);

THENCE North 01 deg. 02 min. 05 sec. East with the southernmost west line of said Lot 3 and an east line of said Lot 4, a distance of 47.74 feet to an "X" scribed in concrete found for an ell corner of said Lots;

THENCE North 88 deg. 57 min. 55 sec. West with the westernmost south line of said Lot 3 and a north line of said Lot 4, a distance of 25.50 feet to an "X" scribed in concrete found for the westernmost southwest corner of said Lot and an interior ell corner of said Lot 4;

THENCE North 01 deg. 02 min. 05 sec. East with the northernmost west line of said Lot 3 and an east line of said Lot 4, a distance of 189.57 feet to an "X" scribed in concrete found for the northwest corner of said Lot 3 and an interior ell corner of said Lot 4;

THENCE South 88 deg. 57 min. 55 sec. East with the north line of said Lot 3 and a south line of said Lot 4, at a distance of 104.70 feet pass a 1/2 inch iron rod with cap "4873" found for the easternmost southeast corner of said Lot 4, same being the easternmost southwest corner of Lot 1 of said Addition, and continuing with the north line of said Lot 3 and a south line of said Lot 1 for a total distance of 202.93 feet a 1/2 inch iron rod with cap "4873" found for the northeast corner of said Lot 3 and a southeast corner of said Lot 1 and being in the west line of a called 9.00 acre tract described in a deed from Verbie Hayes to the City of McKinney, dated June 6, 2007 and recorded in Document Number 20070618000829960 in said Official Public Records;

THENCE South 00 deg. 30 min. 37 sec. West with the east line of said Lot 3 and the west line of said 9.00 acre tract, a distance of 230.84 feet to an "X" scribed in concrete found for the southeast corner of said Lot 3 and being in the north right of way line of said Virginia Parkway (F.M. 3038);

THENCE with the south line of said Lot 3 and with said north right of way line as follows:

- South 87 deg. 53 min. 48 sec. West a distance of 135.54 feet to an "X" scribed in concrete found for corner and,
- North 87 deg. 45 min. 05 sec. West a distance of 44.22 feet to the **PLACE OF BEGINNING**, containing 1.075 acres (46,844 sq. ft.) of land.


Joe W. Clark
Registered Professional Land Surveyor No. 4366

Date

