

## **Legal Description**

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the College Addition, an addition to the City of McKinney as recorded in Volume 1, Page 45 of the Collin County Map Records, being Lot 12 of the Replat of Lots 10, 11, and part of Lots 8, 9, 12, 13 of Block No. 6 of the College Addition as recorded in Volume C, Page 620 of the Collin County Map Records, and being more particularly described as follows:

BEGINNING at a concrete highway marker found marking the most southerly Southeast corner of the premises herein described, said corner being in the curing North right-of-way line of U.S. Highway No. 380;

THENCE with the South line of said premises and curing North right-of-way line of said highway, a curve to the left having a central angel of 00 degrees 41 minutes 49 seconds with a radius of 5,789.58 feet, for an arc distance of 70.42 feet (Chord = North 72 degrees 51 minutes 16 seconds West, 70.42 feet) to an iron rod found on the East edge of a concrete curve marking the Southwest corner of said premises;

THENCE with the West line of said premises and long the East edge of said curb, North 01 degrees 13 minutes 26 seconds East, 215.97 feet to the Northwest corner of said premises;

THENCE with the North line of said premises, South 89 degrees 42 minutes 32 seconds East, 156.46 feet to a 2-inch iron pipe found in the West right-of-way line of College Street and marking the Northeast corner of said premises;

THENCE with an East line of said premises and the West right-of-way line of College Street, South 01 degrees 13 minutes 26 seconds West, 173.31 feet to an iron rod set for corner;

THENCE with a Southeast line of said premises, South 55 degrees 11 minutes 51 seconds West 109.70 feet to the place of beginning and containing 33,485 square feet or 0.769 acres of land.