

FIRM REGISTRATION NO. 10194336

BEING a portion of an alley, in the Geo A. Wilson Addition, an unrecorded Subdivision, in the City of McKinney, Collin County, Texas, and being a portion of a tract of land described in deed to Urban Paradise, LLC, a Texas limited liability company, recorded in Instrument No. 2022000128270, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follow:

COMMENCING at an "X" found for corner in the North line of Anthony Street, at the Southeast corner of a tract of land described in deed to Manuel Encizo, a single man, recorded under Instrument No. 20180725000924830 (D.R.C.C.T.), being the Southwest corner of said Encizo tract (Inst. No. 92-0039196);

THENCE South 89 degrees 10 minutes 20 second East, with the said North line of Anthony Street, a distance of 80.00 feet to a 1/2 inch iron rod found for corner and being the PLACE OF BEGINNING of the herein described tract of land;

THENCE North 00 deg. 41 min. 04 sec. East, a distance of 195.29 feet to a 1/2 inch iron rod found for corner in the South line of Andrews Street;

THENCE South 89 deg. 12 min. 30 sec. East, with the said South line of Andrews Street, a distance of 12.00 feet to point for corner at the Northwest corner of a tract of land described in deed to Agripin Orozco Campos, recorded in Instrument No. 20100312000241780 (D.R.C.C.T), from which a 1/2 inch iron rod found for reference bears North 15 degrees 42 minutes 38 seconds West, a distance of 0.52 feet;

THENCE South 00 degrees 41 minutes 01 seconds West, a distance of 195.29 feet to a point for corner in the said North line of Anthony Street, at the Southwest corner of said Campos tract;

THENCE North 89 degrees 10 minutes 20 seconds West, with the said North line of Anthony Street, a distance of 12.00 feet to the PLACE OF BEGINNING and containing 2,343 square feet or 0.05 of an acre of land.



BARRY S. RHODES                      12/27/2022  
Registered Professional Land Surveyor No. 3691

Scale: 1" = 40'  
Job no.: 202208626-01  
Drawn by: CMR

BARRY S. RHODES  
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