

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1.2839 acre (55,929 square foot) tract of land situated in the F.T. Duffau Survey, Abstract No. 287, City of McKinney, Collin County, Texas; said tract being all of that tract of land described as Tract Two in Warranty Deed with a Community Property Right of Survivorship Agreement to Robert G. Egan and Susan K. Egan recorded in Instrument No. 2018011000004320 of the Official Public Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "WAI 5714" cap found in the west right-of-way line of S. Airport Road (a variable width right-of-way); said point being the southeast corner of Lot 1, Block A, McKinney Airport Center Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20211228010004700 of said Official Public Records;

THENCE South 01°57'36" West, along the said west line of S. Airport Road, a distance of 175.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner; from said point a 1/2-inch iron rod with cap stamped "P&C 1871" found bears South 76°08'47" East, a distance of 0.90 feet;

THENCE North 89°08'06" West, departing the said west line of S. Airport Road, a distance of 320.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 02°11'22" East, a distance of 175.01 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the south line of said Lot 1;

THENCE South 89°08'06" East, along the said south line of Lot 1, a distance of 319.30 feet to the **POINT OF BEGINNING** and containing 55,929 square feet or 1.2839 acres of land, more or less.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

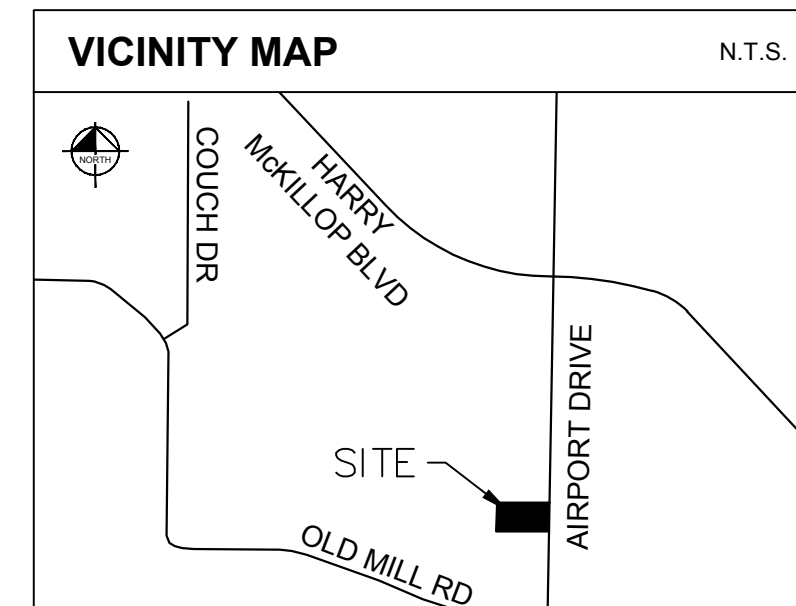
(Pursuant to Commitment for Title Insurance, provided by Title Resources Guaranty Company, GF. No. 2171686-RWDA, effective date November 5, 2021, issued November 18, 2021.)

10(g) Due to the vague description, the surveyor is unable to determine the location of the American Telephone and Telegraph Company right-of-way easement recorded in Volume 275, Page 110 of the Deed Records of Collin County, Texas.

10(h) Due to the vague description, the surveyor is unable to determine the location of the Texas Power & Light Company right-of-way easement as recorded in Volume 334, Page 370 of the Deed Records of Collin County, Texas.

NOTES:

- According to Community Panel No. 48085C0290J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on April 21, 2022 with an applied combined scale factor of 1.00015271.



LEGEND

☐	ROOF DRAIN	☒	MAIL BOX
☐	CABLE TV BOX	○	SANITARY SEWER CLEAN-OUT
○	CABLE TV HANDHOLE	○	SANITARY SEWER MANHOLE
○	CABLE TV MANHOLE	○	SANITARY SEWER MARKER FLAG
○	CABLE TV MARKER FLAG	△	SANITARY SEWER MARKER SIGN
△	CABLE TV MARKER SIGN	○	SANITARY SEWER SEPTIC TANK
☐	CABLE TV VAULT	☐	SANITARY SEWER VAULT
☐	COMMUNICATIONS BOX	☐	STORM SEWER BOX
○	COMMUNICATIONS HANDHOLE	☐	STORM SEWER DRAIN
○	COMMUNICATIONS MANHOLE	○	STORM SEWER MANHOLE
○	COMMUNICATIONS MARKER FLAG	☐	STORM SEWER VAULT
△	COMMUNICATIONS MARKER SIGN	☐	TRAFFIC BARRIER
☐	COMMUNICATIONS VAULT	●	TRAFFIC BOLLARD
⚓	ELEVATION BENCHMARK	☐	TRAFFIC BOX
○	FIBER OPTIC BOX	○	CROSS WALK SIGNAL
○	FIBER OPTIC HANDHOLE	○	TRAFFIC HANDHOLE
○	FIBER OPTIC MANHOLE	○	TRAFFIC MANHOLE
△	FIBER OPTIC MARKER FLAG	△	TRAFFIC MARKER SIGN
△	FIBER OPTIC MARKER SIGN	○	TRAFFIC SIGNAL
☐	FIBER OPTIC VAULT	☐	TRAFFIC VAULT
⚓	MONITORING WELL	☐	UNIDENTIFIED BOX
○	GAS HANDHOLE	○	UNIDENTIFIED HANDHOLE
○	GAS METER	○	UNIDENTIFIED METER
○	GAS MANHOLE	○	UNIDENTIFIED MANHOLE
○	GAS MARKER FLAG	○	UNIDENTIFIED MARKER FLAG
△	GAS SIGN	△	UNIDENTIFIED MARKER SIGN
○	GAS TANK	○	UNIDENTIFIED HOLE
☐	GAS VAULT	○	UNIDENTIFIED TANK
☐	GAS VALVE	☐	UNIDENTIFIED VAULT
☐	TELEPHONE BOX	☐	UNIDENTIFIED VALVE
○	TELEPHONE HANDHOLE	○	TREE
○	TELEPHONE MANHOLE	☐	WATER BOX
○	TELEPHONE MARKER FLAG	○	FIRE DEPT. CONNECTION
△	TELEPHONE MARKER SIGN	○	WATER HAND HOLE
☐	TELEPHONE VAULT	○	FIRE HYDRANT
△	PIPELINE MARKER SIGN	○	WATER METER
☐	ELECTRIC BOX	○	WATER MANHOLE
△	FLOOD LIGHT	○	WATER MARKER FLAG
→	GUY ANCHOR	△	WATER MARKER SIGN
→	GUY ANCHOR POLE	☐	WATER VAULT
○	ELECTRIC HANDHOLE	☐	WATER VALVE
⚓	LIGHT STANDARD	○	AIR RELEASE VALVE
○	ELECTRIC METER	○	WATER WELL
○	ELECTRIC MANHOLE	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
△	ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND
△	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
○	UTILITY POLE	PKF	PK NAIL FOUND
☐	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
☐	ELECTRIC VAULT	IRP	IRON PIPE FOUND
☐	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
○	SIGN	XS	"X" CUT IN CONCRETE SET
☐	MANQUESELL BOARD	XF	"X" CUT IN CONCRETE FOUND
○	BORE LOCATION	MNF	MAG NAIL FOUND
○	FLAG POLE	C.M.	CONTROLLING MONUMENT
○	GREASE TRAP		

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE

LOT 1-9, BLOCK A
BANASTER ADDITION
(CAB. C, PG. 111)
CURRENT ZONING:
RED-2
CURRENT LAND USE:
IMPROVED PASTURE
McKINEAST, LLC
(INST. NO. 202111030022491)

LOT 1, BLOCK A
MCKINNEY AIRPORT CENTER ADDITION
(INST. NO. 20211228010004700)
CURRENT ZONING: LIGHT INDUSTRIAL
CURRENT LAND USE: REAL INDUSTRIAL

20' ACCESS, FIRE LANE &
WATER EASEMENT
(ISNT. NO. 20211228010004700)

10' UTILITY EASEMENT
(ISNT. NO. 20211228010004700)

MUTUAL ACCESS EASEMENT
(ISNT. NO. 20211228010004700)

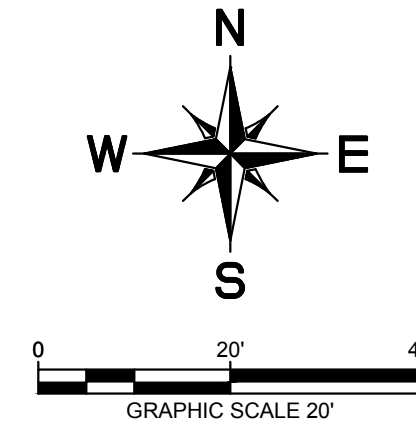
1/2" IRFC
"WAI 5714"

1.2839 ACRES
55,929 SQ. FT.

TRACT 2
ROBERT G. EGAN
SUSAN K. EGAN
(INST. NO. 20180110000043230)
CURRENT ZONING: AGRICULTURE
PROPOSED ZONING: LIGHT INDUSTRIAL
CURRENT LAND USE: RESIDENTIAL
SINGLE FAMILY

McKINEAST, LLC
(INST. NO. 202111030022491)
CURRENT ZONING:
AGRICULTURE
CURRENT LAND USE:
NATIVE PASTURE

IRSC
(1/2" IRFC "P&C 1871"
BRS. S76°08'47"E, 0.90')



S. AIRPORT DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

ABS A0287 F T
DAFFAU SURVEY,
TRACT 39, 36.8472
ACRES
(INST. NO.
20180110000043230)
CURRENT ZONING:
LIGHT
MANUFACTURING
CURRENT LAND
USE: NATIVE
PASTURE

ZONING EXHIBIT
1.2839 ACRES
F.T. DUFFAU SURVEY,
ABSTRACT NO. 287
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn

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McKinney, TX 75069
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	RK	JJT	05/09/2022	064600200	1 OF 1

ENGINEER: Kimley- Horn Associates
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OWNER: Susan and Robert Egan
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McKinney, Texas 75069
855-442-4547
Contact: Brock Mudler