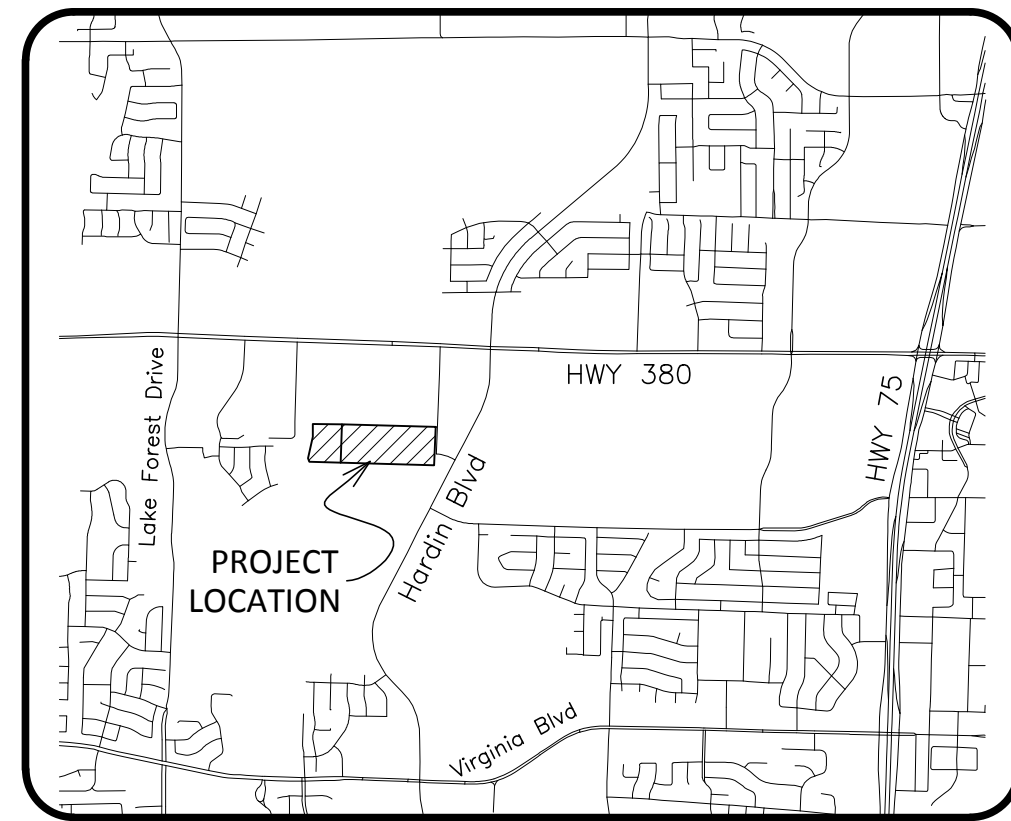
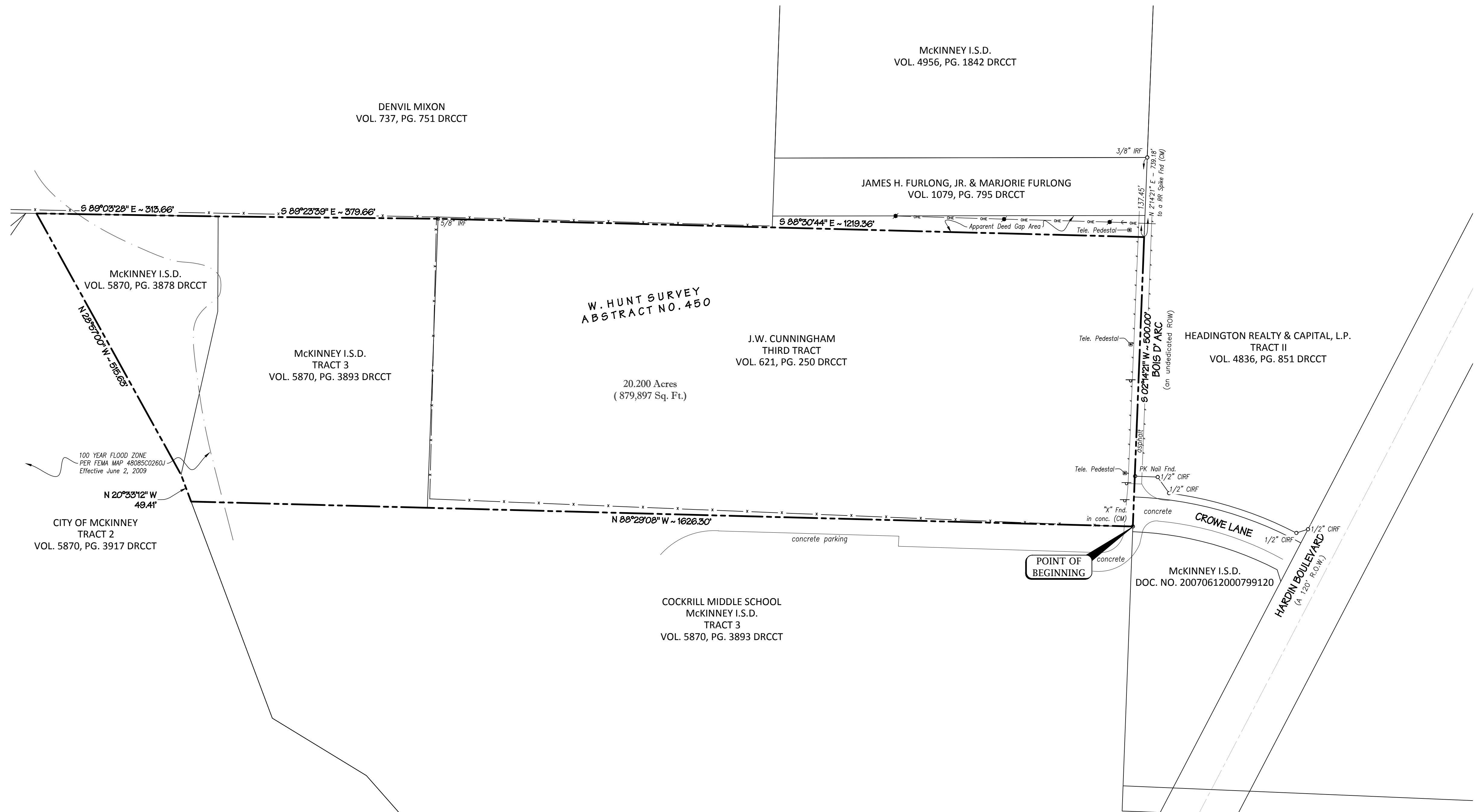


Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).



LOCATION MAP
(Not to Scale)

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WE	WATER EASEMENT
DTE	DETENTION EASEMENT
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
■	POWER POLE
⊗	SAN. SEWER MANHOLE
⊗	STORM SEWER MANHOLE
⊗	LIGHT POLE/STANDARD
+	GLY WIRE ANCHOR
○	BOLLARD
~	SIGNPOST
♿	HANDICAP PARKING
⊕	FIRE HYDRANT
⊕	GAS MARKER
⊕	GROUND LIGHT
⊕	MAILBOX
○TL	GAS TEST LEAD
CM	GAS METER
FC	GAS LINE MARKER
FOC	FIBROPTIC CABLE MARKER
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊕	IRRIGATION CONTROL VALVE
■	WATER VALVE
■	WATER METER
SSCO	SANITARY SEWER CLEANOUT
CO	CLEANOUT
MH	MANHOLE
—○—	GUARD RAIL FENCE
—x—	BARBED WIRE FENCE
—OHC—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being all of a tract of land conveyed to J.W. Cunningham according to the deed recorded in Volume 621, Page 250 and a portion of a tract of land conveyed to McKinney ISD according to the deed recorded in Volume 5870, Page 3893, and all of a tract of land conveyed to McKinney ISD according to the deed recorded in Volume 5870, Page 3878, Deed Records Collin County, Texas (DRCCT)

BEGINNING at an "X" found in the approximate centerline of Bois D' Arc road (an undedicated right-of-way) and being in the west line of Crowe Lane and being the northeast corner of said McKinney ISD tract;

THENCE, N 88°29'08" W, 1626.30 feet along the south line of said Cunningham tract and continuing to the west line of said McKinney ISD tract;

TEHNCE, along the west line of said McKinney ISD tract the following;

N 20°33'12" W, a distance of 49.41 feet;

N 28°57'00" W, a distance of 515.63 feet to the south line of a tract of land conveyed to Denvil Mixon recorded in Volume 737, page 751 (DRCCT);

THENCE, S 89°03'28" E, 313.66 feet along the south line of said Mixon tract to the common corner between said McKinney ISD tracts;

THENCE, S 89°23'39" E, 379.66 feet continuing along the south line of said Mixon tract to a 5/8" iron rod found for corner;

THENCE, S 88°30'44" E, 1219.36 feet continuing along said south line to a point in the approximate centerline of said Bois D' Arc road from which a Railroad Spike found bears N 02°14'21" E, 739.18 feet;

THENCE, S 02°14'21" W, 500.00 feet to the PLACE OF BEGINNING with the subject tract containing 879, 897 square feet or 20.200 acres of land.

SURVEYOR'S CERTIFICATE

To Betty M. Bacon Living Trust, Megatel Homes III, LLC., Reunion Title, First American Title Insurance Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(c), 8, 9, 11(a), 13, 16, and 18 of Table A thereof. The field work was completed on 07/11/2014.

Date of Plat or Map: 9/10/14

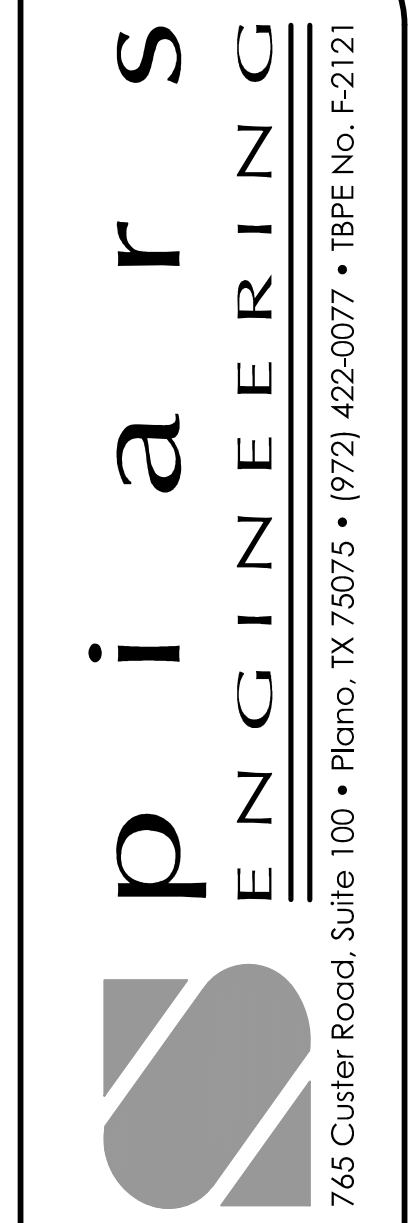
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

Darren K. Brown, RPLS 5252

Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48085C0260J, dated June 2, 2009.

RECEIVED
By Planning Department at 9:56 am, Oct 14, 2014

Drawing: 0-2014-0085-14-034 Block: Tract VADM... SURVEY/DRAWN: 14-034 Survey: (over) (long) Saved By: DKB Date: 9/10/2014 3:25:31 PM Plotted by: DKB Date: 9/10/2014 3:27 PM



ALTA/ACSM LAND TITLE SURVEY
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OVERALL TRACT

Issue Date:	9/10/14
Date	
Revisions	
Scale:	1" = 100'
Drawn By:	ED
Checked By:	DKB
Sheet	1
of	1
JOB #	14-034