



**DESCRIPTION 1.082 ACRE**

SITUATED in the City of McKinney, Collin County, Texas, in the W. D. Thompson survey, abstract no. 891, being a survey of the 1.084 acre tract described in a deed from Frederick Evans and Rodney Wade to Natural Blue Pacific Pools, LP, dated August 10, 2007, recorded as clerk's file no. 20070813001124650 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron pin found at the southeast corner of said 1.084 acre tract;

THENCE North 89°31'45" West, with the south line of said 1.084 acre tract, 99.62 feet to a 3/8-inch iron pin found;

THENCE North 89°12'19" West, with the south line of said 1.084 acre tract, 99.96 feet to a 1/2-inch iron pin set at the southwest corner of said 1.084 acre tract;

THENCE North 00°28'40" West, with the west line of said 1.084 acre tract, 31.69 feet to a 1/2-inch iron pin set in the west line of said 1.084 acre tract;

THENCE North 00°02'16" East, with the west line of said 1.084 acre tract, passing a 3/8-inch iron pin found at 180.05 feet and continuing in all, 205.05 feet to a point in Hunt Street at the northwest corner of said 1.084 acre tract;

THENCE South 89°01'03" East, with the north line of said 1.084 acre tract and with said Hunt Street, 199.37 feet to a point at the northeast corner of said 1.084 acre tract;

THENCE South 00°05'09" East, with the east line of said 1.084 acre tract, passing a 1/2-inch iron pin set at 25.00 feet and continuing in all, 235.53 feet to the PLACE OF BEGINNING and containing 1.082 acre.

Surveyed on the ground and under my supervision.

Office work completed on August 29, 2013

Bruce Geer, Registered Professional Land Surveyor, No. 4117  
1514 N. McDonald Street  
McKinney, Texas 75071  
972-562-3959  
972-542-5751-fax

According to FEMA map no. 48085C0260J, dated 6-2-2009 the above described tract of land is not in the 100 year flood plain.

Bearing base: Eastern south line of said 1.084 acre tract recorded as clerk's file no. 20070813001124650;  
Controlling monuments: 3/8-inch iron pin found at each end of the said bearing base line;

CITY OF MCKINNEY, TX  
RE: ZONING EXHIBIT  
CURRENT ZONING RS84  
REQUESTED ZONING  
SUBURBAN OFFICE  
(SO)  
4/24/2014

1.082 ACRE  
W.D. THOMPSON SURVEY  
ABSTRACT NO. 891  
CITY OF MCKINNEY  
COLLIN COUNTY  
TEXAS  
1833 HUNT STREET  
MCKINNEY, TEXAS