



— LONESTAR —  
LAND SURVEYING, LLC

**METES AND BOUNDS DESCRIPTION**

**BEING** A 10.848 ACRE TRACT OF LAND SITUATED IN THE ESOM HARRIS SURVEY, ABSTRACT NUMBER 400, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 119 ACRE TRACT OF LAND (REMAINING PORTION) DESCRIBED BY DEED TO BLACKMON RANCH, LTD., RECORDED IN VOLUME 4071, PAGE 698, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT A 5/8" CAPPED IRON ROD FOUND STAMPED "CORWIN" AT THE SOUTHWEST CORNER OF LAKE FOREST, PHASE IA, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2018-24, PLAT RECORDS, COLLIN COUNTY, TEXAS, BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH LAKE FOREST DRIVE, A 120' RIGHT-OF-WAY;

**THENCE** NORTH 89 DEGREES 19 MINUTES 50 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LAKE FOREST, PHASE IA, AND THE SOUTH LINE OF BLOCK A, LAKE FOREST, PHASE 1B, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2018-346, PLAT RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 1557.01 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "VOTEX 4813" AT THE SOUTHEAST CORNER OF SAID LAKE FOREST, PHASE IA, BEING ON THE WEST LINE OF A PARK AREA AS SHOWN ON AVALON PHASE 3, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT RECORDED IN CABINET P, PAGE 544, PLAT RECORDS, COLLIN COUNTY, TEXAS;

**THENCE** SOUTH 00 DEGREES 42 MINUTES 09 SECONDS EAST, DEPARTING SAID SOUTH LINES AND ALONG THE WEST LINE OF SAID AVALON, PHASE 3, A DISTANCE OF 294.36 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF COLLIN MCKINNEY PARKWAY, AS SHOWN ON SAID AVALON PHASE 3, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN THE RIGHT-OF-WAY WARRANT DEED TO THE CITY OF MCKINNEY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 20210623001265820, DEED RECORDS, COLLIN COUNTY, TEXAS, BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "KHA" AT THE SOUTHWEST CORNER OF SAID AVALON PHASE 3 BEARS SOUTH 00 DEGREES 42 MINUTES 09 SECONDS EAST, A DISTANCE OF 87.41 FEET;

**THENCE** WESTERLY, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID MCKINNEY TRACT, THE FOLLOWING CALLS:

319.28 FEET, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 786.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 16 MINUTES 25 SECONDS, WHOSE LONG CHORD BEARS SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST, A CHORD LENGTH OF 317.09 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

151.52 FEET, WITH SAID CURVE TO THE CURVE TO THE LEFT, HAVING A RADIUS OF 838.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 21 MINUTES 34 SECONDS, WHOSE LONG CHORD BEARS NORTH 85 DEGREES 30 MINUTES 05 SECONDS WEST, A CHORD LENGTH OF 151.31 FEET, TO A POINT FOR CORNER;  
SOUTH 89 DEGREES 19 MINUTES 09 SECONDS WEST, A DISTANCE OF 529.70 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

222.68 FEET, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 838.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 13 MINUTES 31 SECONDS, WHOSE LONG CHORD BEARS SOUTH 81 DEGREES 42 MINUTES 23 SECONDS WEST, A CHORD LENGTH OF 222.03 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

107.00 FEET, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 786.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 48 MINUTES 00 SECONDS, WHOSE LONG CHORD BEARS SOUTH 77 DEGREES 59 MINUTES 39 SECONDS WEST, A CHORD LENGTH OF 106.92 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

62.35 FEET, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 211.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 55 MINUTES 47 SECONDS, WHOSE LONG CHORD BEARS NORTH 89 DEGREES 38 MINUTES 26 SECONDS WEST, A CHORD LENGTH OF 62.12 FEET, TO A POINT FOR CORNER, BEING AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

39.66 FEET, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 239.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 30 MINUTES 24 SECONDS, WHOSE LONG CHORD BEARS NORTH 85 DEGREES 55 MINUTES 41 SECONDS WEST, A CHORD LENGTH OF 39.61 FEET, TO A POINT FOR CORNER;

SOUTH 89 DEGREES 19 MINUTES 09 SECONDS WEST, A DISTANCE OF 93.84 FEET, TO A POINT FOR CORNER;

NORTH 45 DEGREES 35 MINUTES 29 SECONDS WEST, A DISTANCE OF 56.67 FEET, TO A POINT FOR CORNER, BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH LAKE FOREST DRIVE, FROM WHICH A 5/8" CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID MCKINNEY TRACT BEARS SOUTH 00 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 136.13 FEET;

**THENCE** NORTH 00 DEGREES 33 MINUTES 33 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 293.93 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 10.848 ACRES OR 472,554 SQUARE FEET OF LAND, MORE OR LESS;

FIELDWORK WAS PERFORMED IN NOVEMBER 2021.

BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM – NORTH CENTRAL ZONE, 4202 – UTILIZING THE LEICA SMARTNET REFERENCE NETWORK.

*Marshall Miller*

MARSHALL MILLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6882  
STATE OF TEXAS

DATE: 02/09/2022

