

Right-of-Way Abandonment
6,297 Square Feet or 0.145 Acre
W.D. Thompson Survey, Abstract No. 891
City of McKinney, Collin County, Texas
April 26, 2018
Exhibit A

Metes & Bounds Description

SITUATED in the State of Texas, County of Collin, and City of McKinney, being part of the W.D. Thompson Survey, Abstract No. 891, and being a tract of land which is part of the Graves Street right-of-way with said premises being more particularly described as follows:

BEGINNING at a ½-inch iron rod with yellow cap stamped "RPLS 5686" found in the east right-of-way line of Graves Street marking the southwest corner of Lot 1, Block A of Jered Manor Addition, an addition to the City of McKinney as recorded in Volume 2007, Page 165 of the Collin County Map Records and the most northerly northwest corner of a called 0.2648 acre tract of land as recorded under Document No. 20150922001205070 of the Collin County Land Records, from which a ½-inch iron rod with yellow cap stamped "RPLS 5433" found marking the northeast corner of said 0.2648 acre tract bears North 89°41'57" East, 58.49 feet;

THENCE with the southwest line of said premises, North 50°50'27" West, 90.94 feet to a point for corner in the curving proposed southeast right-of-way of Graves Street marking the southwest corner of said premises and being the beginning of a non-tangent curve to the left;

THENCE with the proposed curving southeast right-of-way line of Graves Street and the northwest line of said premises, northeasterly along said curve through a central angle of 30°14'36" for an arc distance of 160.99 feet and having a radius of 305.00 feet (chord = North 24°02'15" East, 159.13 feet) to a point for corner marking the end of said curve and North 44°38'25" East, 5.95 feet to a point for corner marking the northeast corner of said premises and the northwest corner of the aforementioned Lot 1;

THENCE with the east line of said premises and the west line of said Lot 1, South 00°25'06" East, 207.00 feet to the point of beginning and containing 6,297 square feet or 0.145 acre of land.

Notes: 1) Survey was performed without the benefit of a title commitment. 2) Subject property affected by any or all easements of record. 3) Source bearing is based on Chapel Hill Addition, Phase 1A, an addition to the City of McKinney as recorded in Volume Q, Page 663 of the Collin County Map Records. 4) CM is a controlling monument. 5) Survey drawing of even date accompanies this Metes & Bounds Description. 6) This survey plat is based on field work completed during May of 2017. Improvement changes since then are not reflected on this survey plat. Not all improvements are shown! 7) 1/2-inch iron rod with yellow cap stamped "GLAS RPLS 6081" set at all corners of the above description unless otherwise noted.

Drawings \2018\AC00994.dwg



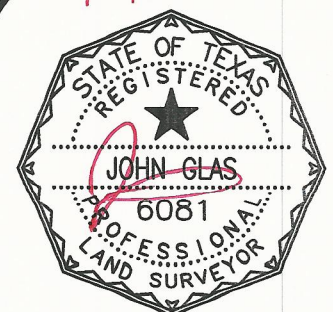
Glas Land Surveying

2114 FM 1563, Wolfe City, Texas 75496

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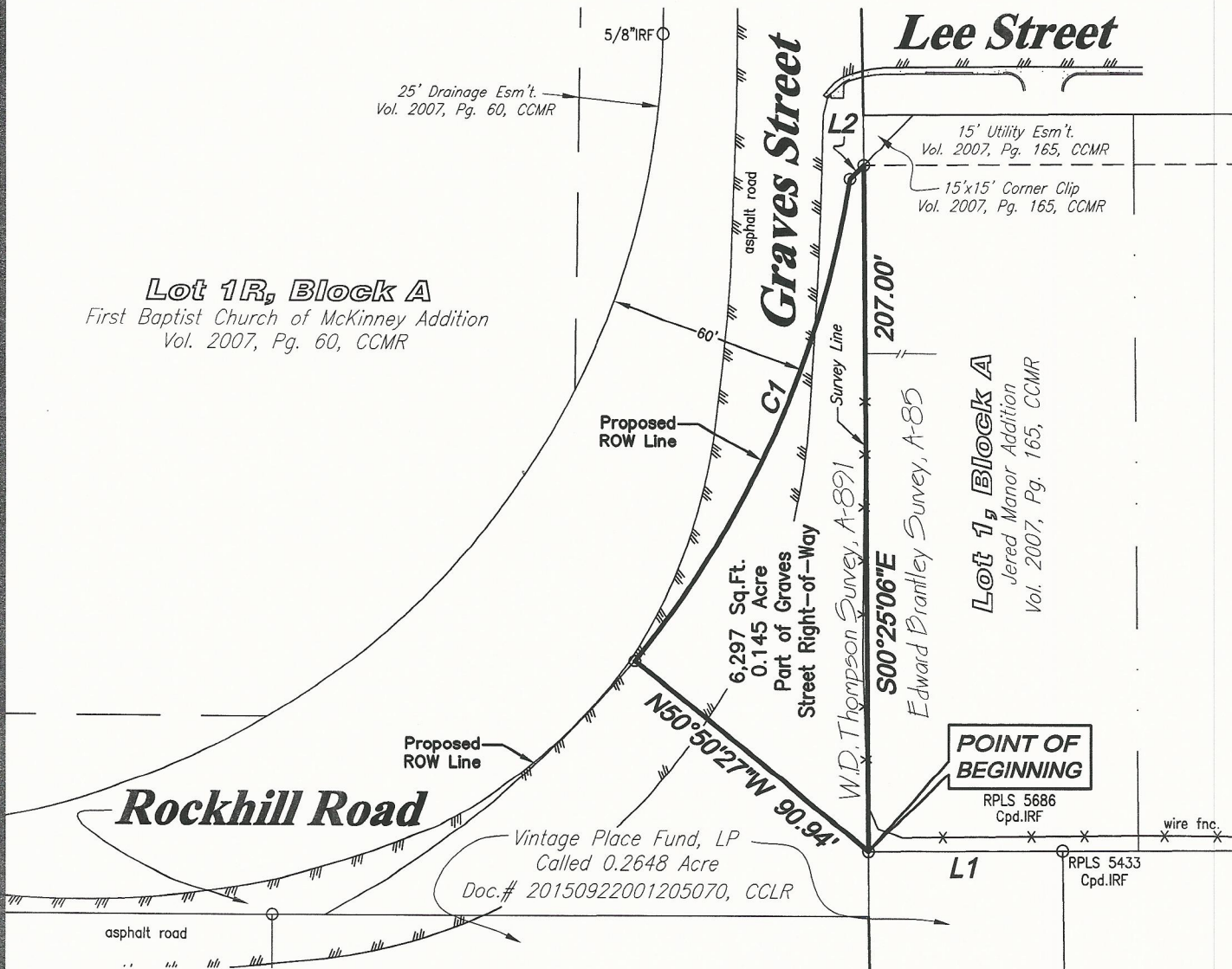
www.glaslandsurveying.com

TBPLS Firm No. 10193970



C1
 A=160.99'
 R=305.00'
 Δ =30°14'36"
 CB=N24°02'15"E
 CL=159.13'

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 Exhibit B



Notes: 1) Survey was performed without the benefit of a title commitment. 2) Subject property affected by any or all easements of record. 3) Source bearing is based on Chapel Hill Addition, Phase 1A, an addition to the City of McKinney as recorded in Volume Q, Page 663 of the Collin County Map Records. 4) CM is a controlling monument. 5) Metes & Bounds Description of even date accompanies this survey drawing. 6) This survey plat is based on field work completed during May of 2017. Improvement changes since then are not reflected on this survey plat. Not all improvements are shown!

LINE	BEARING	DISTANCE
L1	N89°41'57"E	58.49'
L2	N44°38'25"E	5.95'

Drawings \ 2018 \ AC00994.dwg



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IRF=Iron Rod Found RPLS 5433 Cpd.IRF=1/2" iron rod w/yellow cap stamped "RPLS 5433" found
 CCLR=Collin County Land Records CCMR=Collin County Map Records RPLS 5686 Cpd.IRF=1/2" iron rod w/yellow cap stamped "RPLS 5686" found

LEGEND