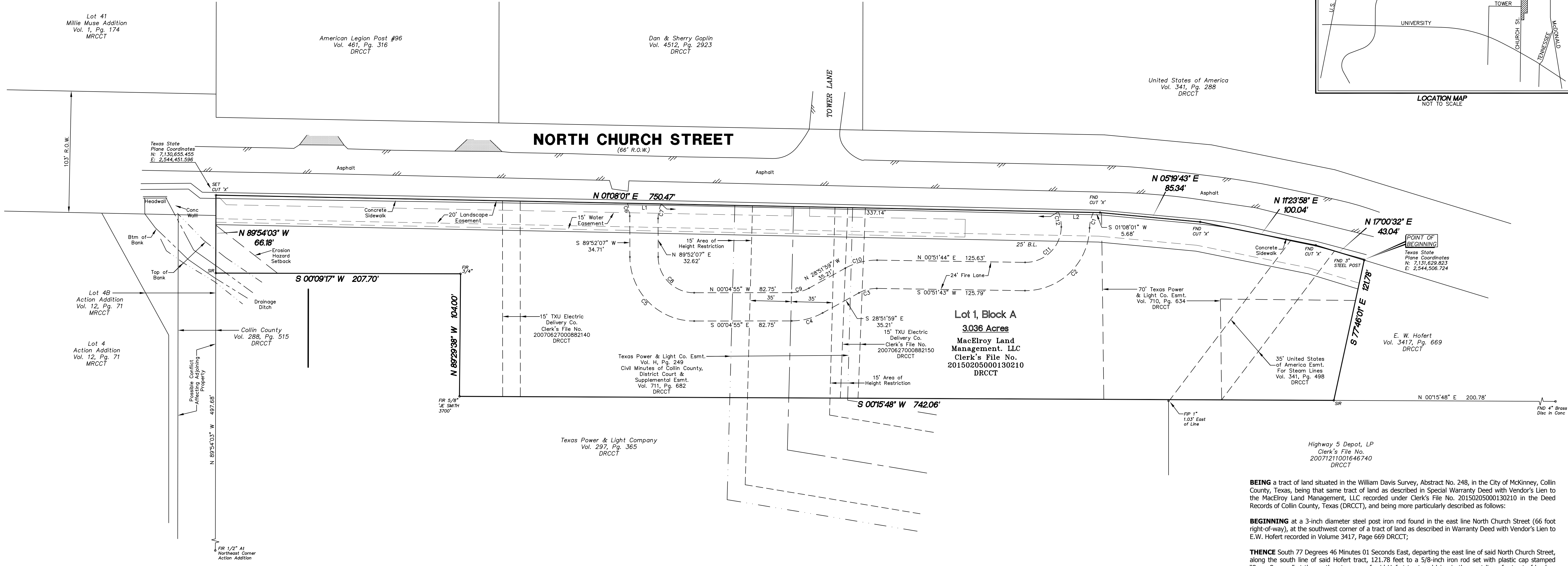


LOCATION MAP  
NOT TO SCALE



**BEING** a tract of land situated in the William Davis Survey, Abstract No. 248, in the City of McKinney, Collin County, Texas, being that same tract of land as described in Special Warranty Deed with Vendor's Lien to the MacElroy Land Management, LLC recorded under Clerk's File No. 20150205000130210 in the Deed Records of Collin County, Texas (DRCC), and being more particularly described as follows:

**BEGINNING** at a 3-inch diameter steel post iron rod found in the east line North Church Street (66 foot right-of-way), at the southwest corner of a tract of land as described in Warranty Deed with Vendor's Lien to E.W. Hofert recorded in Volume 3417, Page 669 DRCC;

**THENCE** South 77 Degrees 46 Minutes 01 Seconds East, departing the east line of said North Church Street, along the south line of said Hofert tract, 121.78 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the southeast corner of said Hofert tract and lying in the west line of a tract of land as described in Special Warranty Deed to Highway 5 Depot, LP recorded under Clerk's File No. 20071211001646740 DRCC;

**THENCE** South 00 Degrees 15 Minutes 48 Seconds West, along the west line of said Highway 5 Depot tract, at 140.32 feet passing the southwest corner of said Highway 5 Depot tract, same being the northwest corner of a tract of land as described in deed to Texas Power & Light Company recorded in Volume 297, Page 365 DRCC, from which a found one-inch iron pipe bears easterly 1.03 feet, continuing along the west line of said Texas Power & Light Company tract, in all a distance of 742.06 feet to a 5/8-inch iron rod found with plastic cap stamped "JE Smith 3700";

**THENCE** North 89 Degrees 29 Minutes 38 Seconds West, continuing along the west line of said Texas Power & Light Company tract, 104.00 feet to a 3/4-inch iron rod found;

**THENCE** South 00 Degrees 09 Minutes 17 Seconds West, continuing along the west line of said Texas Power & Light Company tract, 207.70 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the southwest corner of said Texas Power & Light Company tract, and lying in the north line of Lot 4B of the Action Addition, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 12, Page 71 in the Map Records of Collin County, Texas, and also called to be the north line of a tract of land as described in deed to Collin County recorded in Volume 288, Page 515 DRCC;

**THENCE** North 89 Degrees 54 Minutes 03 Seconds West, along the north line of said Lot 4B and north line of said Collin County tract, at 48.88 feet passing the northwest corner of said Lot 4B and said Collin County tract, and the east line of said North Church Street (100 foot wide right-of-way at this point), continuing along the east line of said North Church Street, in all a distance of 66.18 feet to a cut "x" set in a concrete sidewalk;

**THENCE** North 01 Degrees 08 Minutes 01 Seconds East, along the east line of said North Church Street, 750.47 feet to cut "x" found on a concrete sidewalk;

**THENCE** North 05 Degrees 19 Minutes 43 Seconds East, continuing along the east line of said North Church Street, 85.34 feet to cut "x" found on a concrete sidewalk;

**THENCE** North 11 Degrees 23 Minutes 58 Seconds East, continuing along the east line of said North Church Street, 100.04 feet to cut "x" found on a concrete sidewalk;

**THENCE** North 17 Degrees 00 Minutes 32 Seconds East, continuing along the east line of said North Church Street, 43.04 feet to the **POINT OF BEGINNING** and containing 3.036 acres of land.

**PRELIMINARY/FINAL PLAT  
FOR REVIEW PURPOSES ONLY**

**NOTES:**  
BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD 83.  
VERTICAL DATUM BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAVD 88.  
FIR DENOTES A FOUND IRON ROD.  
FIP DENOTES A FOUND IRON PIPE.  
SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "SPARR SURVEYS".

LINE TABLE		
No.	BEARING	DIST.
L1	N 01°08'01" E	28.56'
L2	N 01°08'01" E	29.79'

CURVE TABLE				
No.	DELTA	RADIUS	ARC	CHORD
C1	25°37'15"	30.43'	13.61'	S 76°06'36" E 13.50'
C2	89°02'03"	54.50'	84.69'	S 44°09'25" E 76.42'
C3	29°36'09"	30.50'	15.76'	S 14°03'54" E 15.98'
C4	28°47'04"	54.50'	27.38'	S 14°28'27" E 27.09'
C5	89°57'02"	54.50'	85.56'	S 44°53'36" W 77.04'
C6	20°51'29"	30.50'	11.10'	S 79°40'03" W 11.04'
C7	23°49'28"	30.50'	12.88'	S 78°13'08" E 12.59'
C8	89°57'02"	30.50'	47.88'	N 44°53'36" E 43.11'
C9	28°47'04"	30.50'	15.32'	N 14°28'27" W 15.16'
C10	29°36'13"	54.50'	28.16'	N 14°03'53" W 27.85'
C11	89°13'36"	30.50'	47.50'	N 44°15'11" W 42.84'
C12	24°47'45"	30.50'	13.20'	S 78°44'08" W 13.10'

**NOTE:**  
\*ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.\*

**ENGINEER:**  
VERDUNITY  
17000 PRESTON Rd., #110  
DALLAS, TX 75248

**OWNER:**  
MacELROY LAND MANAGEMENT, LLC  
7976 US 377  
AUBREY, TX 76227

**DRAWN BY:** B.D.S./CAD  
**CHECKED BY:** B.D.S.  
**SCALE:** 1" = 40'  
**DATE:** JAN. 7, 2016  
**JOB NO. 17446**

1 LOT CONTAINING 3.036 ACRES  
PRELIMINARY/FINAL PLAT  
**D&L AG MART ADDITION**  
Lot 1, Block A  
BEING A  
3.036 ACRE TRACT OF LAND  
SITUATED IN  
WILLIAM DAVIS SURVEY, ABSTRACT No. 248  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

**Sparr Surveys**  
2573 C.R. 722  
McKinney, Texas 75069  
(214) 544-2297

TPBLS FIRM No. 10059300