

IRON PIN FOUND, PLACE OF BEGINNING

U. S. HIGHWAY NO. 380

LEGEND

- CENTER LINE
- ROAD
- X-X-X-X- FENCE
- BOUNDARY LINE
- ELECTRICAL POLE
- CN HWY. ROW MARKER (CONCRETE)
- AL HWY. ROW MARKER (ALUM. CAP)
- WD HWY. ROW MARKER (WOOD)
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- WM WATER VALVE
- WM WATER METER
- FP FUEL PUMP
- 30" SANITARY SEWER LINE
- MH° SAN. SWR. MANHOLE

DESCRIPTION 52.141 Acres of Land
 SITUATED in Collin County, Texas, in the Leonard Searcy Survey, Abstract No. 829 and in the Leonard Searcy Survey, Abstract No. 828, being a resurvey of part of the 76.715 acres of land described in a deed from Patrick F. DePrez, Trustee to Roger J. Pelton and wife, Arlene G. Pelton dated July 15, 1980, recorded in Volume 1283, Page 718 of the official Public Records of Real Property of Collin County, Texas, being described by metes and bounds as follows:

BEGINNING at an iron pin found beside a corner post, in the south R.O.W. line of U. S. Highway No. 380 at the northwest corner of said 76.751 acre tract and at the northeast corner of the CLF Group 1 LTD 19.7540 acres, Ref. V. 5198, P. 1472;

Thence north 87°09'38" east, with the north line of said 76.751 acre tract and with said south R.O.W. line, passing an iron pin found at 347.03 feet and continuing in all 397.03 feet to a point in the center of Wilson Creek for the north, northeast corner of this tract and the northwest corner of the D-F 88 LLC 5.22 acres, Ref. doc. No. 94-0103895;

Thence generally southeasterly down the center of Wilson Creek, with the east line of said 76.751 acre tract and with the west line of said 5.22 acre tract as follows:

South 41°31'05" East, 24.24 feet; South 20°33'35" East, 266.79 feet; South 48°32'52" East, 191.28 feet; South 86°43'06" East, 57.0 feet; South 70°07'25" East, 273.88 feet; South 23°02'07" East, 233.56 feet;

LINE DATA TABLE	
1.	S 88°15'36" W 54.66'
2.	N 3°29'22" E 157.76'
3.	S 86°09'37" W 216.81'
4.	N 25°09'18" W 345.88'
5.	N 79°21'19" W 403.97'
6.	N 34°11'55" W 307.54'
7.	N 19°01'18" W 185.62'
8.	S 86°14'20" W 252.50'
9.	N 2°03'53" W 38.05'
10.	N 86°39'21" E 272.64'
11.	S 19°01'18" E 210.82'
12.	S 34°08'55" E 290.98'
13.	S 79°21'19" E 406.83'
14.	S 25°09'18" E 340.73'
15.	N 86°09'37" E 236.00'
16.	S 2°20'52" E 188.48'

South 47°22'26" East, 98.73 feet; South 63°46'07" East, 37.22 feet; North 73°11'49" East, 131.66 feet to an "X" chiseled in the concrete surface of a Bridge over Wilson Creek for the southeast corner of this tract, same being in Gray Branch Road (County Road No. 158) same being in the east line of the City of McKinney 161.506 acres, Ref. Doc. No. 20091110001371180;

Thence south 1°44'01" east, 1361.98 feet with said road, with the east line of said 76.751 acre tract and with the west line of said 161.506 acre tract to an iron pin set in said east line and said west line and in the center of said Road;

Thence south 88°15'59" west, 1262.35 feet to a PK nail set in the concrete base of a post set in concrete in the west line fence of said 76.751 acre tract, and in the east line of the Bruce Lane 7.665 acres, Ref. Doc. No. 20080430000521400;

LINE DATA TABLE	
20.	N 1°46'37" W 120.08'
21.	N 2°00'31" W 189.58'
23.	N 2°18'06" W 237.24'
24.	N 1°49'21" W 259.28'
25.	N 1°32'16" W 430.66'
27.	N 1°25'42" W 344.20'
28.	N 1°57'03" W 551.04'
29.	N 87°09'38" E 397.03'
30.	S 41°31'05" E 24.24'
31.	S 20°33'35" E 266.79'
32.	S 48°32'52" E 150.21'
33.	S 48°32'52" E 41.07'
34.	S 86°43'06" E 57.00'
35.	S 70°07'25" E 273.88'
36.	S 23°02'07" E 233.56'
37.	S 47°22'26" E 98.73'
38.	S 63°48'07" E 37.22'
39.	N 73°11'49" E 131.66'

Thence northerly with the west line of said 76.751 acre tract, with the east line of said 7.665 acre tract, with the east line of the Bruce Lane 6,000 acres, Ref. Doc. No. 20101001001052580 and with the east line of said 19.7540 acre tract and with a fence as follows:

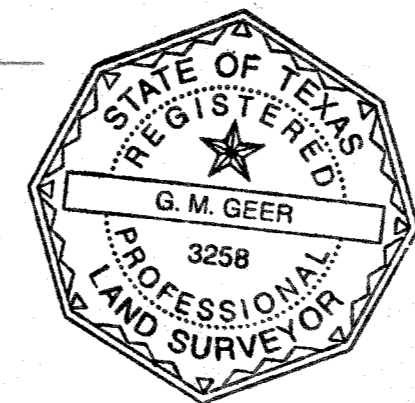
North 1°46'37" West, 120.08 feet; North 2°00'31" West, 189.58 feet to an iron pin found for the northeast corner of said 7.665 acre tract and the southeast corner of said 6,000 acre tract;

North 2°18'06" East, 237.24 feet; North 1°49'21" West, passing an iron pin set in said line at 116.84 feet at the northeast corner of said 6,000 acre tract and the southeast corner of said 19.7540 acre tract and continuing in all 259.2 feet;

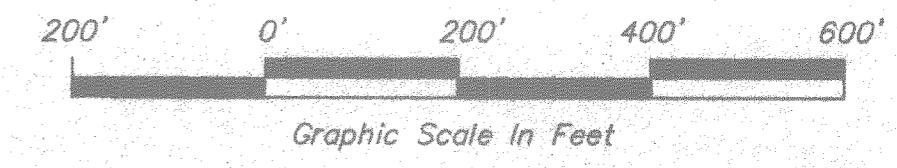
North 1°32'16" West, 430.66 feet; North 1°25'42" West, 344.2 feet; North 1°57'03" West, 551.04 feet to the PLACE OF BEGINNING and containing 52.141 acres of land.

CERTIFICATION:
 I, hereby certify that I made the survey on the ground on Sept. 8, 2014 on the herein described tract shown hereon and set corner stakes as reflected on the plat and that only visible improvements on the ground are as shown on the survey; to my knowledge, there are no encroachments, overlapping of improvements or conflicts except as shown on the survey plat; that the survey is guaranteed to its completeness.

G.M. Geer
 G.M. GEER, REGISTERED PROFESSIONAL LAND SURVEYOR, TEX. REG. NO. 3258
 1101 WEST UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75069
 Phone: 972-562-3959
 www.geersurveyingandengineering.com



SCALE: 1"=200'



CLF Group 1 LTD 19.7540 ACRES, REF. V. 5198, P. 1472

SEC 19.7540 AC, NEC LANE 6.000 AC
 Bruce Lane 6.000 acres, Ref. Doc. No. 20101001001052580
 NEC LANE 7.665 AC, SEC LANE 6.000 AC
 Bruce Lane 7.665 acres, Ref. Doc. No. 20080430000521400

52.141 ACRES

D-F 88 LLC 5.22 ACRES, REF. DOC. NO. 94-0103895

CITY OF MCKINNEY 161.5060 ACRES, REF. DOC. NO. 20091110001371180

DIRECTIONAL CONTROL: EAST LINE OF 51.734 ACRES, REF. DOC. NO. 95-0093753

CONTROLLING MONUMENTS: IRON PIN FOUND BESIDE A CORNER POST AT THE SOUTH END OF SAID EAST LINE AND AN "X" CHISELED IN CONCRETE BRIDGE AT NORTH END OF SAID EAST LINE.

NOTE: EXCEPT AS SHOWN ON THE PLAT HEREON, THE LAND DESCRIBED AND PLATTED HEREON LIES IN ZONE X (OUTSIDE THE 100 YEAR FLOOD PLAIN) AND IS LOCATED IN THE BOUNDS OF F.E.M.A. FIRM PANEL 48085C0255J DATED JUNE 2, 2009 AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN.

RECEIVED
 By Planning Department at 11:29 am, Apr 13, 2015