

**Metes and Bounds Description: (2.694 Acres)**

Being a tract of land, situated in the F. T. Duffau Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block B, of IESI-McKINNEY ADDITION, an addition to the City of McKinney, as recorded in Volume 2017, Pages 727-728, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being a part of that tract of land, described by deed to Jimmy R. Montgomery and Susan K. Montgomery, as recorded under Document No. 20181214001520640, O.P.R.C.C.T., and also being a portion of Harry McKillop Boulevard, said tract being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with cap stamped "SPARR" found for the northwesterly corner of said Lot 1, same being northwesterly corner of Tract 1, as described by deed to McKinney National Industrial Park, LLC, as recorded under Document No. 20180926001206850, O.P.R.C.C.T., said corner also being in the southwesterly monumented line of Harry McKillop Boulevard;

**THENCE** over and across said Harry McKillop Boulevard, the following courses and distances:

North 47°37'41" East, a distance of 70.00' to a point for corner;

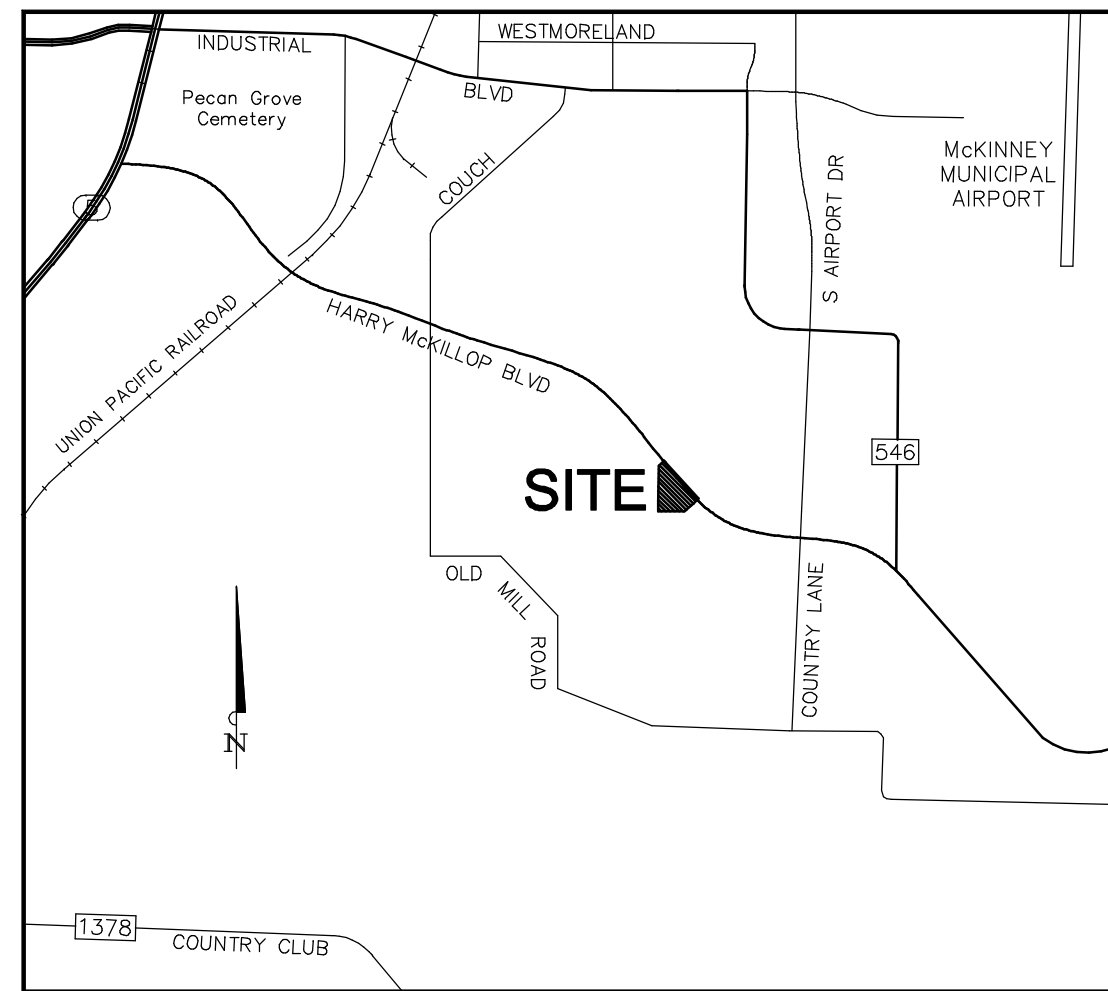
South 42°22'19" East, a distance of 487.05' to a point for corner;

South 47°37'41" West, passing the southwesterly monumented line of Harry McKillop Boulevard, at a distance of 69.93' and continuing along the southeasterly line of the herein described tract, same being over and across said Montgomery tract, a total distance of 183.97' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southeasterly corner of the herein described tract;

**THENCE** South 89°46'01" West, continuing over and across said Montgomery tract, a distance of 253.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southwesterly corner of the herein described tract, said corner being in the westerly line of said Montgomery tract, same being in the easterly line of the aforementioned Tract 1;

**THENCE** North 01°10'12" East, along the common line between said Montgomery tract and Tract 1, a distance of 103.16' to a 1/2" iron rod found for the most westerly northwest corner of said Montgomery tract, same being the southwesterly corner of said Lot 1;

**THENCE** North 01°15'03" East, along the common line between said Lot 1 and Tract 1, a distance of 334.60' to the **POINT OF BEGINNING** and containing 117,333 square feet or 2.694 acres of land, more or less, of which 34,093 square feet or 0.783 acres is located within the right-of-way for Harry McKillop Boulevard.



Vicinity Map  
(not to scale)

**Notes:**

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0290J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
- The surveyor has relied on the herein described subject plot with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
- Bearings and coordinates (grid shown) are based on the City of McKinney GPS Monument No(s). 44 and 58. Surface to grid conversion factor is 0.999646986, at base point 0,0.

**Surveyor's Certification:**

This survey was completed without the benefit of a current title commitment.  
I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plot hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.

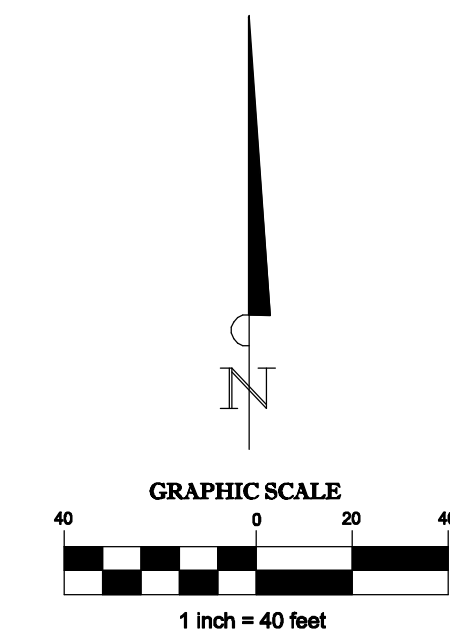
DATE: 02/17/2020 SCALE: 1" = 40' DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2019-0084

**ABBREVIATIONS**

I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

**SYMBOLS LEGEND**

—X—X—	Wire Fence	—WV—	Water Valve
—#—#—	Wood Fence	—WM—	Water Meter
—C—C—	Chain Link Fence	—FH—	Fire Hydrant
—C—C—	Concrete	—ICV—	Irrigation Control Valve
—A—A—	Asphalt	—SC—	Sanitary Sewer Cleanout
—LS—	Light Standard	—SSMH—	Sanitary Sewer Manhole
—GWA—	Guy Wire/Anchor	—SDMH—	Storm Drain Manhole
—UP—	Utility Pole	—GM—	Gas Meter
—OW—	Overhead Wires	—GV—	Gas Valve



TRACT 1  
McKINNEY NATIONAL  
INDUSTRIAL PARK, LLC  
DOCUMENT NO.  
20180926001206850,  
O.P.R.C.C.T.  
CURRENT ZONING:  
LIGHT INDUSTRIAL (LI)

LOT 1, BLOCK B  
IESI-McKINNEY ADDITION  
VOL. 2017, PGS. 727-728,  
O.P.R.C.C.T.  
CURRENT ZONING:  
LIGHT MANUFACTURING (ML)  
PROPOSED ZONING:  
LIGHT INDUSTRIAL (LI)

117,333 SQ. FT.  
2.694 ACRES

PART OF  
JIMMY R. MONTGOMERY AND  
SUSAN K. MONTGOMERY  
DOCUMENT NO.  
20181214001520640,  
O.P.R.C.C.T.  
CURRENT ZONING:  
PD 2004-05-053  
PROPOSED ZONING:  
LIGHT INDUSTRIAL (LI)

F. T. DUFFAU SURVEY  
ABSTRACT NO. 287

REMAINDER OF  
JIMMY R. MONTGOMERY AND  
SUSAN K. MONTGOMERY  
DOCUMENT NO.  
20181214001520640,  
O.P.R.C.C.T.

JIMMY RAY AND  
SUSAN KAY MONTGOMERY  
DOCUMENT NO.  
20171206001614200,  
O.P.R.C.C.T.  
CURRENT ZONING:  
AGRICULTURAL (AG)

McKINNEY INDEPENDENT  
SCHOOL DISTRICT  
C.C.F.# 93-002567,  
D.R.C.C.T.  
CURRENT ZONING:  
MOBILE HOME PARK (MP)

15' SANITARY SEWER  
EASEMENT  
DOCUMENT NO.  
20081204001588320,  
O.P.R.C.C.T.

24' FIRE LANE EASEMENT  
DOCUMENT NO.  
20081204001588310,  
O.P.R.C.C.T.

LOT 3, BLOCK A  
IESI-McKINNEY ADDITION  
VOL. 2017, PGS. 727-728,  
O.P.R.C.C.T.  
CURRENT ZONING:  
LIGHT MANUFACTURING (ML)

POINT OF  
BEGINNING  
5/8" I.R.F.  
"SPARR"  
N=7,113,053.22'  
E=2,548,851.24'

N01°15'03"E  
334.60'

N01°10'12"E  
103.16'

3/8" I.R.F.  
(C.M.)

1/2" I.R.F.  
(C.M.)