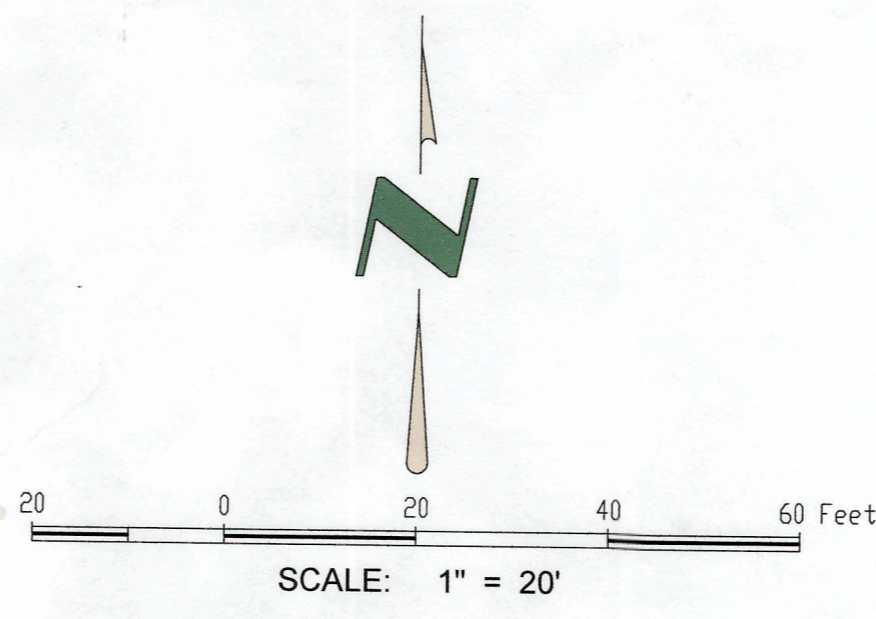


W. LOUISIANA STREET
(80' R.O.W.)

POINT OF BEGINNING



LEGEND

C.M.	CONTROLLING MONUMENT
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
"X"	CUT X IN CONCRETE
- X -	FENCE
▭	COVERED AREA
▭	CONCRETE
▭	ASPHALT
—	OVERHEAD POWER LINE
⊗	POWER POLE
☆	LIGHT POLE
⊗	WATER VALVE
⊗	SANITARY SEWER CLEANOUT
⊗	SANITARY SEWER MANHOLE
⊗	FIRE HYDRANT
⊗	WATER METER
⊗	GAS METER
⊗	ELECTRIC METER
⊗	SPRINKLER HEAD
⊗	IRRIGATION CONTROL VALVE
—	SIGN

LEGAL DESCRIPTION:
0.304 ACRES

BEING all that certain lot, tract or parcel of land situated in the William Davis Survey, Abstract Number 248, City of McKinney, Collin County, Texas, and being a part of Block 34 of the Old Donation to the City of McKinney, Texas, and being that certain tract of land described by deed to MGO LLC, recorded under Document Number 20160316000314380 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for the northeast corner of said MGO tract, being in the south line of W. Louisiana Street, an 80 foot wide right-of-way and in the west line of Church Street, a 20 foot wide right-of-way;

THENCE South 00 degrees 46 minutes 50 seconds East, with the west line of said Church Street, a distance of 130.00 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the southwest corner of said MGO tract and being the northeast corner of that certain tract of land described by deed to 106 South Church St. Partners, recorded in Volume 4829, Page 2519 of the Official Public Records of Collin County, Texas;

THENCE South 88 degrees 23 minutes 50 seconds West, with the north line of said 106 South Church St. Partners tract, a distance of 101.70 feet to a fence corner post for the northwest corner of said 106 South Church St. Partners tract and being in the east line of that certain tract of land described by deed to E. A. Von Bergen, recorded under Document Number 20070201000151510 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 55 minutes 02 seconds West, with the common line of said MGO tract and said Von Bergen tract, passing the south face of a brick building at a distance of 44.09 feet, continuing with the common line of said MGO tract and that certain tract of land described by deed to Helen Rattan Coleman, Trustee of the Helen R. Coleman Trust and Nancy Kay Malone, Trustee of the Nancy K. Malone Trust, recorded under Document Number 20141205001324010 of the Official Public Records of Collin County, Texas, also being the Division Line Agreement, recorded in Volume 261, Page 522 of the Deed Records of Collin County, for a total distance of 130.00 feet to a 1/2 inch iron rod found for the common north corner of said Tracts tract and said MGO tract, being in the south line of said W. Louisiana Street;

THENCE North 88 degrees 23 minutes 58 second East, with the south line of said W. Louisiana Street, a distance of 102.01 feet to the **POINT OF BEGINNING**, and containing 0.304 acres or 13,240 square feet of land, more or less, and being subject to any and all easements that may affect.

Helen Rattan Coleman,
Trustee of the Helen R.
Coleman Trust and
Nancy Kay Malone, Trustee of
the Nancy K. Malon Trust
Doc. No. 20141205001324010
O.P.R.C.C.T.
(remainder)

Commercial Building
301 W. Louisiana Street
MGO LLC
Doc. No. 20160316000314380
O.P.R.C.C.T.
0.304 Acres

CHURCH STREET
(Called 20' R.O.W.)

E. A. Von Bergen
Doc. No. 20070201000151510
O.P.R.C.C.T.

106 South Church St. Partners
Vol. 4829, Pg. 2519
O.P.R.C.C.T.

NOTES:

- Bearing shown are based on Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone, US Feet, with a combined scale factor of 1.00015271 (base 0,0,0).
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".

NO.	REVISION	BY	DATE

SURVEYOR'S CERTIFICATION:

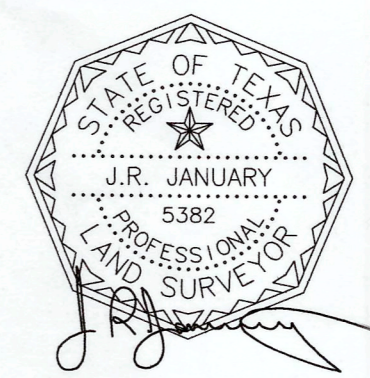
The undersigned does hereby certify to Capital Title of Texas (G.F. No. 16-282897-MM), that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480135 0280 J, present effective date of map, June 2, 2009, herein property situated within Zone "X".

BOUNDARY SURVEY
0.304 Acres out of the
William Davis Survey, Abst. No. 248
City of McKinney, Collin County, Texas

DRAWN BY: Jav DATE: 12-27-16 SCALE: 1"=20' CHECKED BY: JRJ ASC NO.: 1612349

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9439 Fax: (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75067 ~ TRFN NO: 10063800
Established ~ 1986
www.arthursurveying.com



301 W. Louisiana Street
McKinney, TX

The undersigned have/has received and reviewed a copy of this survey.

X _____
X _____
X _____
Date: _____

Capital Title
A Shaddock Company
2713 Virginia Parkway, Suite 100
McKinney, Texas 75071
Ph: (972) 543-1251
Fax: (972) 562-9881

301 LOUISIANA - MATT KING 11/30/18