

Metes and Bounds Description: (6.178 Acres)

Being a tract of land, situated in the Ed Bradley Survey, Abstract No. 85, in the City of McKinney, Collin County, Texas, and being all of that tract of land described by deed to City of McKinney/Collin County/Collin County CCD and McKinney Independent School District (herein after referred to as McKinney Tract), as recorded under Document No. 20130626000885280, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the southwesterly corner of a called 52.996 acre tract of land, described by deed to Buffalo-Wilson Creek Associates, LLC, as recorded under County Clerk's File No. 96-0101236, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said corner being in the northerly monumented line of Wilson Creek Parkway, said corner also being in a curve to the left, having a radius of 3548.51', a central angle of 08°51'29", and a chord which bears, North 86°12'58" East, a chord distance of 548.06';

Thence along said curve to the left, along said northerly monumented line of Wilson Creek Parkway, an arc length of 548.61' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the **POINT OF BEGINNING** of the herein described property, same being the most southerly southwest corner of said McKinney Tract, said corner also being at the beginning of a non-tangent curve to the right, having a radius of 760.00', a central angle of 17°28'47", and a chord which bears, North 00°08'00" West, a chord distance of 230.96';

Thence along said curve to the right, in a northwesterly direction, an arc length of 231.86' to a capped iron rod set at the end of said curve;

THENCE North 08°36'24" East, along a southerly west line of said McKinney Tract, a distance of 79.75' to a capped iron rod set;

THENCE North 81°23'36" West, along the most westerly south line of said McKinney Tract, a distance of 297.87' to a capped iron rod set, said corner being in the southeasterly line of Common Area E-1, of **CHAPEL HILL PHASE 2A**, an addition to the City of McKinney, as recorded in Volume 2014, Page 15, of the Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE along the common line between said Common Area E-1 and said McKinney Tract, the following courses and distances:

North 51°03'44" East, a distance of 21.23' to a capped iron rod set at the beginning of a curve to the left, having a radius of 200.00', a central angle of 40°53'09", and a chord which bears, North 30°37'09" East, a chord distance of 139.71';

Thence along said curve to the left, in a northeasterly direction, an arc length of 142.72' to a capped iron rod set;

North 10°10'34" East, a distance of 129.03' to a capped iron rod set;

South 88°33'34" East, a distance of 177.10' to a capped iron rod set at the beginning of a non-tangent curve to the left, having a radius of 25.00', a central angle of 25°15'13", and a chord which bears, North 09°39'47" West, a chord distance of 10.93';

Thence along said curve to the left, in a northwesterly direction, an arc length of 11.02' to a capped iron rod set at the beginning of a curve to the left, having a radius of 390.00', a central angle of 19°43'24", and a chord which bears, North 32°09'17" West, a chord distance of 133.59';

Thence along said curve to the left, in a northwesterly direction, an arc length of 134.25' to a capped iron rod set, from which a 5/8" iron rod found bears, South 70°23'02" West, a distance of 3.54';

North 47°51'51" East, a distance of 168.66' to a capped iron rod set for corner, from which a 5/8" iron rod found bears, North 29°57'00" East, a distance of 5.88';

THENCE North 57°19'29" East, along a northwesterly line of said McKinney Tract, a distance of 55.00' to a 5/8" iron rod with a plastic cap stamped "PETITT - RPLS 4087" found (herein after referred to as a capped iron rod found), said corner being the most westerly corner of **PINEHURST ADDITION PHASE 1A**, an addition to the City of McKinney, as recorded in Volume M, Pages 226-227, of the Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE along the common line between said **PINEHURST ADDITION PHASE 1A** and said McKinney Tract, the following courses and distances:

South 32°40'31" East, passing a capped iron rod found at a distance of 100.00' and continuing in all a total distance of 150.00' to a capped iron rod found, in the southeasterly monumented line of Baker Street;

North 57°19'29" East, a distance of 10.89' to a capped iron rod found for corner;

South 32°40'31" East, a distance of 37.86' to a capped iron rod found for corner;

South 48°00'11" East, a distance of 432.35' to a 5/8" iron rod found for corner;

South 41°59'49" West, a distance of 127.07' to a 1/2" iron rod found for corner;

South 15°54'27" West, a distance of 12.49' to a capped iron rod set for corner;

THENCE North 81°23'36" West, along the most easterly south line of said McKinney Tract, a distance of 386.23' to a capped iron rod set;

THENCE South 08°36'24" West, along the most southerly east line of said McKinney Tract, a distance of 84.86' to a capped iron rod set at the beginning of a curve to the left, having a radius of 700.00', a central angle of 17°29'55", and a chord which bears, South 00°08'34" East, a chord distance of 212.96';

Thence along said curve to the left, in a southeasterly direction, an arc length of 213.79' to a capped iron rod set in the aforementioned northerly monumented line of Wilson Creek Parkway;

THENCE South 81°06'29" West, along said northerly monumented line of Wilson Creek Parkway, a distance of 17.94' to a capped iron rod set at the beginning of a curve to the right, having a radius of 3548.51', a central angle of 08°51'29", and a chord which bears, South 81°26'51" West, a chord distance of 42.06';

Thence along said curve to the right, in a southwesterly direction, an arc length of 42.06' to the **POINT OF BEGINNING** and containing 6.178 acres of land, more or less.

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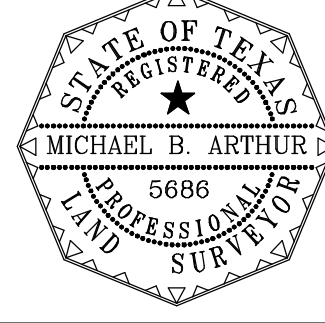
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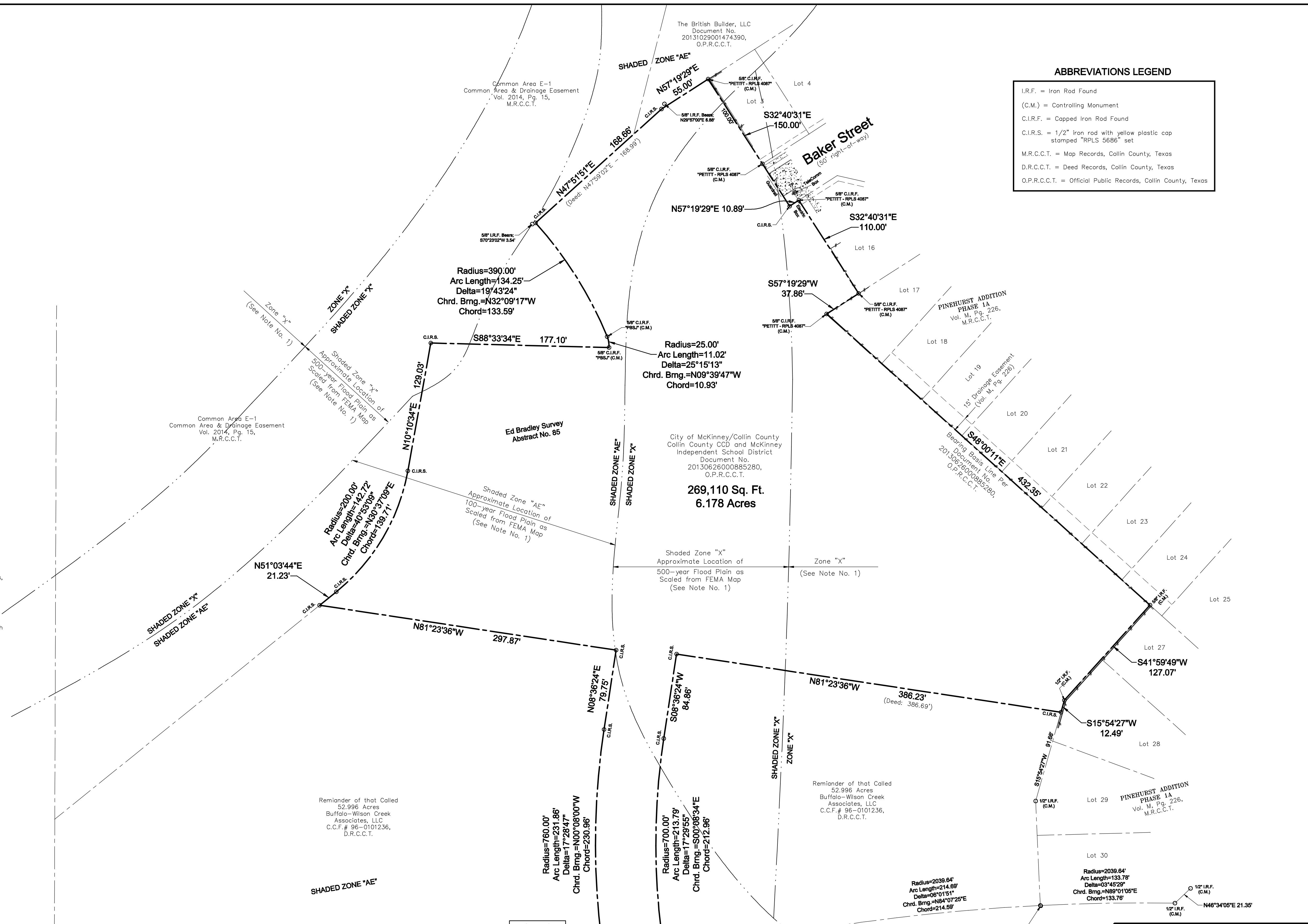
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Surveyor's Certification:

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 plat 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. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II, Survey.



DATE: 06/06/2016 SCALE: 1" = 50' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2016-0061



ABBREVIATIONS LEGEND

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—	Wire Fence	—W—	Water Valve
—W—	Wood Fence	—M—	Water Meter
—C—	Chain Link Fence	—H—	Fire Hydrant
—A—	Concrete	—C—	Irrigation Control Valve
—P—	Asphalt	—S—	Sanitary Sewer Cleanout
—L—	Light Standard	—M—	Sanitary Sewer Manhole
—G—	Guy Wire/Anchor	—D—	Storm Drain Manhole
—U—	Utility Pole	—G—	Gas Meter
—O—	Overhead Wires	—V—	Gas Valve

BOUNDARY SURVEY
6.178 Acres
Ed Bradley Survey, Abstract No. 85
City of McKinney,
Collin County, Texas

North Texas
Surveying, L.L.C.

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