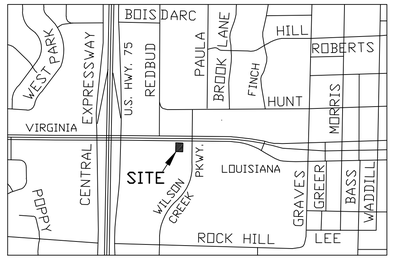
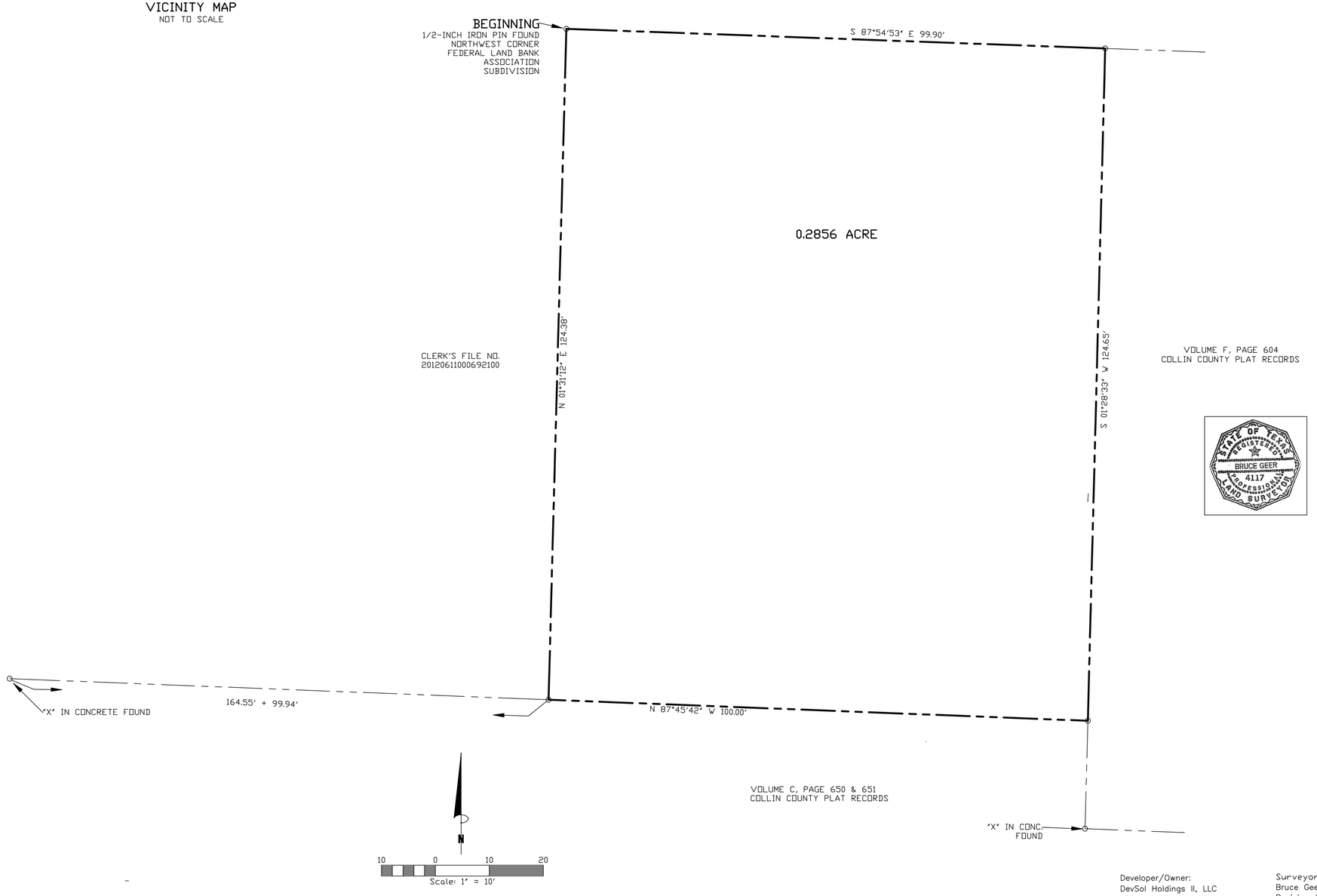


VICINITY MAP
NOT TO SCALE



DESCRIPTION 0.2856 ACRE

SITUATED in the City of McKinney, Collin County, Texas, in the W. D. Thompson survey, abstract no. 891, being a survey of the 12,461.707 square foot tract of land known as the Federal Land Bank Association Subdivision recorded in volume 12, page 98 and volume B, page 32 of the Collin County plat records, being described by metes and bounds as follows:

BEGINNING at a ½-inch iron pin found at the northwest corner of said tract, in the south right-of-way line of Louisiana Street;

THENCE South 87°54'53" East, with the north line of said tract and the south right-of-way line of said Louisiana Street, 99.90 feet to a ½-inch iron pin set at the northeast corner of said tract;

THENCE South 01°28'33" West, with the east line of said tract, 124.65 feet to a ½-inch iron pin set at the southeast corner of said tract;

THENCE North 87°45'42" West, with the south line of said tract, 100.00 feet to a ½-inch iron pin set at the southwest corner of said tract;

THENCE North 01°31'12" East, with the west line of said tract, 124.38 feet to a to the PLACE OF BEGINNING and containing 0.2856 acre.

The above described tract was surveyed on the ground and under my supervision.
Office work completed on March 4, 2015
Office work revised on March 9, 2015

Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive(U.S. Highway 380)
McKinney, Texas 75069
972-562-3959
972-542-5751 fax

According to FEMA map no. 48085C0260J, dated 6-2-2009 the above described tract is not in the 100 year flood plain.

Bearing Base: South line of Lot 1, Block A, of the Ledbetter Addition recorded in volume F, Page 604 of the Collin County plat records;

Controlling monuments: "X" in concrete found at southwest corner and south-southeast corner of said Ledbetter Addition;

Blanket easement to Lone Star Gas Company in volume 193, page 672 applies to the above described tract of land.

STATE OF TEXAS
REGISTERED
BRUCE GEER
4117
PROFESSIONAL
LAND SURVEYOR

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 101507-00

Developer/Owner:
DevSol Holdings II, LLC
1801 W. Louisiana St.
McKinney, TX 75069
469-634-4176

Surveyor:
Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive(U.S. Highway 380)
McKinney, Texas 75069
972-562-3959
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ZONING EXHIBIT

0.2856 ACRE
FEDERAL LAND BANK
ASSOCIATION SUBDIVISION
W.D. THOMPSON SURVEY
ABSTRACT NO. 891
1827 W. LOUISIANA STREET
MCKINNEY, TEXAS 75069
COLLIN COUNTY, TEXAS
SURVEY DATE: 3-9-2015