

**Metes and Bounds Description: (1.532 Acres)**

BEING a tract or parcel of land situated in the City of McKinney, Collin County, Texas, being part of the J.R. Gray Survey Abstract Number 343, being part of Lot 1, Block A of Seay Addition, an addition to the City of McKinney according to the plat thereof recorded in Volume P, Page 827 of the Plat Records of Collin County, Texas and being all of proposed Lot 4, Block A of the proposed Minor Replat Lots 1R, 3 and 4, Block A Seay Addition and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a red plastic cap stamped "LONE STAR" found for corner in the northerly right-of-way line of Virginia Parkway (a 120 foot wide right-of-way, said iron rod being South 76°14'17" East along said northerly right-of-way line of Virginia Parkway and the southerly line of said Lot 1 a distance of 310.80 from the southwesterly corner of said Lot 1 and the southeasterly corner of Lot 2, Block A of said addition, said corner also being the southeasterly corner of a tract of land described by deed to McKinney Investments, Ltd., recorded in Volume 6077, Page 6485, D.R.C.C.T.;

THENCE North 13°46'04" East, departing said right-of-way line and along the common line of said proposed Lot 4 and proposed Lot 3 (McKinney Investments, Ltd. tract), Block A a distance of 233.00 feet to a 1/2 inch iron rod with a red plastic cap stamped "LONE STAR" found for corner, being the northwesterly corner of said proposed Lot 4, the northeasterly corner of said proposed Lot 3 and a southerly corner of proposed Lot 1R, Block A;

THENCE North 74°09'21" East, along the common line of said proposed Lot 1R and proposed Lot 4 a distance of 177.36 feet to a 1/2 inch iron rod with a red plastic cap stamped "LONE STAR" found for corner in the westerly right-of-way line of Ridge Road (a variable width right-of-way), being the northeasterly corner of said proposed Lot 4 and the most easterly corner of said proposed Lot 1R;

THENCE South 15°38'18" East, along said westerly right-of-way line of Ridge Road a distance of 118.82 feet to a 1/2 inch iron rod with a red plastic cap stamped "LONE STAR" found at the beginning of the right;

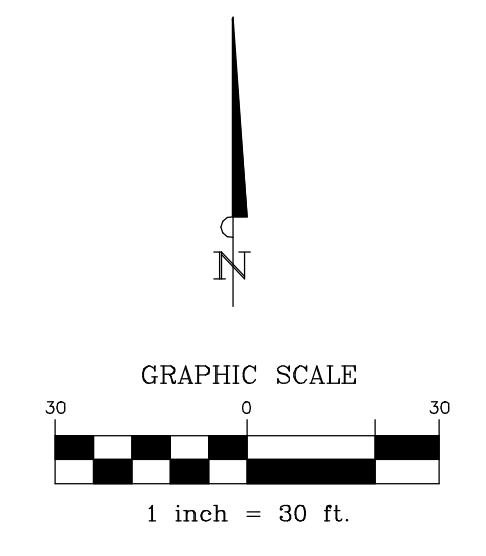
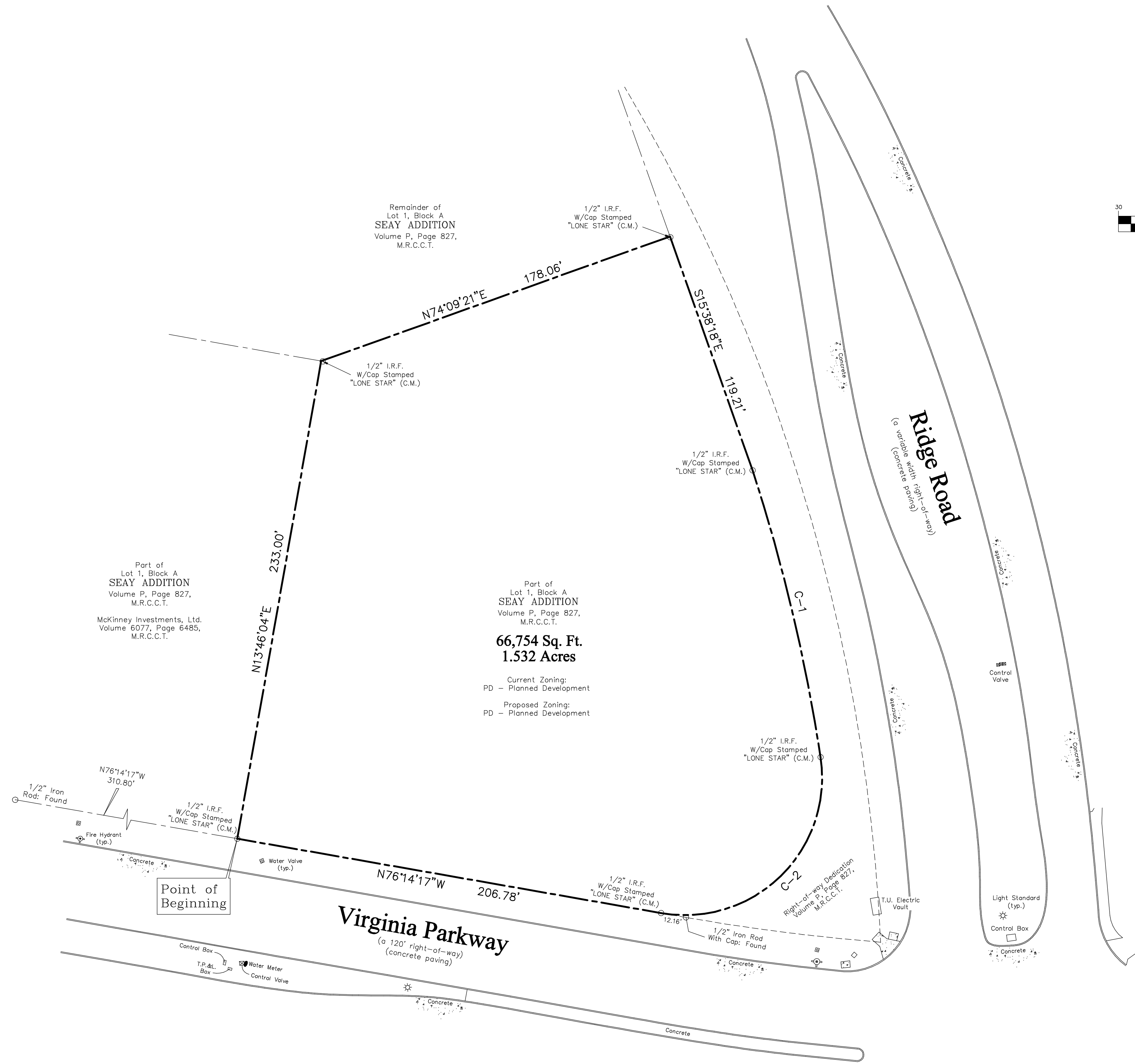
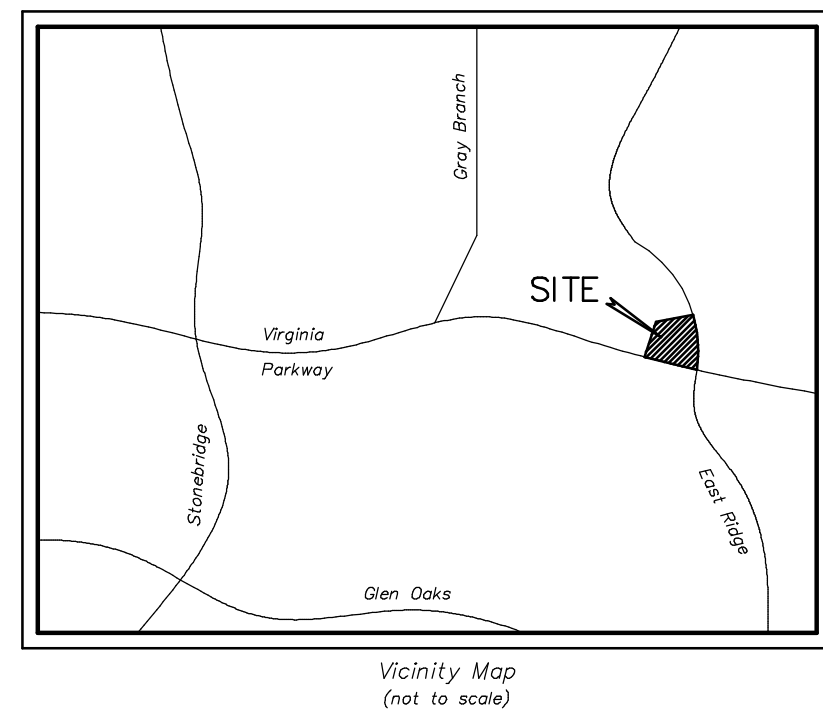
THENCE in a southeasterly direction continuing along said westerly right-of-way line and along said curve to the right whose chord bears South 09°31'24" East, 141.60 feet, having a radius of 866.05 feet, a central angle of 09°22'43" and an arc length of 141.76 feet to a 1/2 inch iron rod with a red plastic cap stamped "LONE STAR" found at the end of said curve to the right and the beginning of a curve to the right;

THENCE in a southerly and southwesterly direction continuing along said westerly right-of-way line of Ridge Road and along said curve to the right whose chord bears South 49°27'50" West, 107.19 feet, having a radius of 66.00 feet, a central angle of 108°35'34" and an arc length of 125.09 feet to a 1/2 inch iron rod with a red plastic cap stamped "LONE STAR" found in said northerly right-of-way line of Virginia Parkway and the end of said curve to the right;

THENCE North 76°14'17" West along said northerly right-of-way line of Virginia Parkway a distance of 205.98 feet to the POINT OF BEGINNING and containing 66,754 square feet or 1.532 acres of land.

**LEGEND**

(C.M.)	Controlling Monument
I.R.F.	Iron Rod Found
I.R.S.	Iron Rod Set
"x"	"x" Cut in Concrete
Concrete	Concrete
Asphalt	Asphalt
Utility Pole	Utility Pole
Overhead Wires	Overhead Wires
Light Standard	Light Standard
Water Valve	Water Valve
Sanitary Sewer Cleanout	Sanitary Sewer Cleanout
SSMH	Sanitary Sewer Manhole
STMH	Storm Drain Manhole
Fire Hydrant	Fire Hydrant
Water Meter	Water Meter
GM	Gas Meter
GV	Gas Valve



**Notes:**

- Bearings are based on the southerly line of Lot 1, Block A, of the SEAY ADDITION, an addition to the City of McKinney, Collin County, Texas recorded in Volume P, Page 827, P.R.C.C.T..
- The easements recorded in Volume 468, Page 101, Volume 468, Page 102 and Volume 468, Page 202, R.P.R.C.C.T., are a blanket in nature and include the herein described property.

**Surveyor's Certification:**

I, the undersigned, hereby certify to: To: John Seay, Dick Ferrell, Republic Title of Texas, Inc., and it's underwriter, First American Title Insurance Company (GF# 07R22091 S39), and American Bank of Texas;

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements; and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1-A, Condition II Survey.

C-1 Radius=866.05' Length=141.76' Delta= 09°22'43" Ch. Brg.=S09°31'24"E Chrd.=141.60'	C-2 Radius=66.00' Length=125.09' Delta=108°35'34" Ch. Brg.=S49°27'50"W Chrd.=107.19'
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DATE: 06/29/07	SCALE: 1" = 30'	DRAWN BY: C.S.H.	CHK. BY: M.B.A.	JOB NO.: 2005-0502-2
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I.R.S. = 1/2" Iron Rod With Cap Stamped "RPLS 5686"; Set  
C.M. = Controlling Monument; I.R.F. = Iron Rod Found; F.C.P. = Fence Corner Post

**ZONING EXHIBIT**  
1.532 Acres  
J. R. Gray Survey,  
Abstract No. 343  
City of McKinney,  
Collin County, Texas

**North Texas Surveying, L.L.C.**  
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