



BEING a tract of land situated in the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being a remainder portion of that called 84.714 acre tract of land as described in Warranty Deed to the North Texas Municipal Water District, recorded in Volume 4503, Page 1610 in the Deed Records of Collin County, Texas (DRCT) and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found in the south line of F.M. Highway 546 (a 140 foot wide right of way) at the southeasterly corner of a tract of land as described by deed to The State of Texas recorded under Clerk's File No. 20151023001346230 DRCT, also being the north corner of Lot 1, Block B of IESI-McKinney Addition No. 2, an addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 2017, Page 727 in the Map Records of Collin County, Texas;

**THENCE** South 01 Degrees 14 Minutes 56 Seconds West, departing the south line of said F.M. Highway 546, along the west line of said Lot 1, Block B, at 334.91 feet passing a 1/2-inch iron rod found at the southwest corner of said Lot 1, Block B, same being the northwest corner of the remainder portion of a called 6.567 acre tract of land as described in Constable's Deed to Mo and Associates, LLC recorded under Clerk's File No. 20171012001364410 DRCT, continuing along the west line of said Mo and Associates tract, at a calculated distance of 500.43 feet passing the southwest corner of said Mo and Associates tract, same being the northwest corner of the remainder portion of a called 4.170 acre tract of land as described in Quitclaim Deed to Carol Anne Marthens recorded in Volume 4179, Page 2093 DRCT, from which a found 1/2-inch iron rod bears easterly 0.35 feet, continuing along the west line of said Marthens tract, in all a distance of 908.51 feet to a 3/8 inch iron rod found at the southwest corner of said Marthens tract and lying in the north line of the remainder portion of a called 8-1/2 acre tract of land as described in deed to R. Scalf recorded in Volume 156, Page 516 DRCT (now known as the Scalf Cemetery);

**THENCE** North 88 Degrees 47 Minutes 47 Seconds West, along the north line of said Scalf tract, 66.29 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the east line of a called 44.15 acre tract of land as described in Special Warranty Deed to the McKinney Independent School District recorded under Clerk's File No. 93-0023257 DRCT;

**THENCE** North 02 Degrees 20 Minutes 17 Seconds East, along the east line of said McKinney Independent School District tract, 144.29 feet to a 1/2-inch iron rod found;

**THENCE** North 01 Degrees 43 Minutes 17 Seconds East, continuing along the east line of said McKinney Independent School District tract, 265.31 feet to a 1/2-inch iron rod found;

**THENCE** North 89 Degrees 09 Minutes 59 Seconds West, continuing along the east line of said McKinney Independent School District tract, 688.61 feet to a 1/2-inch iron rod found;

**THENCE** North 01 Degrees 24 Minutes 44 Seconds East, continuing along the east line of said McKinney Independent School District tract, 1239.78 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the south line of said F.M. Highway 546, at the southeast corner of a tract of land as described by deed to The State of Texas recorded under Clerk's File No. 20160418000458890 DRCT and lying in a non-tangent circular curve to the right having a radius of 1075.92 feet;

**THENCE** southeasterly along the south line of said F.M. Highway 546 and said curve to the right, through a central angle of 14 Degrees 10 Minutes 30 Seconds, an arc distance of 266.18 feet and having a chord which bears South 49 Degrees 29 Minutes 33 Seconds East, 265.50 feet to a 5/8-inch iron rod found;

**THENCE** South 42 Degrees 22 Minutes 18 Seconds East, continuing along the south line of said F.M. Highway 546, 784.11 feet to the **POINT OF BEGINNING** and **CONTAINING** 15.87 acres of land.

To: Sentinel Capital and, First American Title Insurance Company, exclusively;

I, Brad Sparr, a Registered Professional Land Surveyor for Sparr Surveys, do hereby certify that this survey was made on the ground, that this drawing correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Brad Sparr  
 Registered Professional  
 Land Surveyor No. 3701

ZONING EXHIBIT

**15.87 ACRE TRACT**

SITUATED IN THE  
 FRANCIS T. DUFFAN SURVEY, ABSTRACT No. 287  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

**Sparr Surveys**  
 2553 C.R. 722  
 McKinney, Texas 75069  
 (214) 544-2297

DRAWN BY:	B.D.S./CAD
CHECKED BY:	B.D.S.
SCALE:	1" = 100'
DATE:	DEC. 15, 2017
UPDATED:	5-10-2018
JOB No.	17693B3