

**Metes and Bounds Description: (Tract ONE - 0.491 Acres)**

Being a tract of land, situated in the John McGarrah Survey, Abstract No. 572, in the City of McKinney, Collin County, Texas, and being a part of that called 27.931 acre tract of land described by deed to South 720, L.P., as recorded in Volume 4653, Page 2146, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod with a plastic cap found for the southeasterly corner of a right-of-way dedication for Lake Forest Drive, shown in Exhibit B (0.2425 Acres), as described by deed recorded under Document No. 20100427000412530, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same also being the northeasterly corner of Exhibit A (0.4459 Acres), of said right-of-way document, said corner being in the easterly monumented line of Lake Forest Drive, said corner also being in the common line between said 27.931 acre tract and that called 52.177 acre tract, as described by deed to South 720, L.P., as recorded in Volume 4665, Page 1247, D.R.C.C.T.;

**THENCE** North 00°00'02" West, over and across said 27.931 acre tract, same being along the easterly monumented line of Lake Forest Drive, a distance of 33.51' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" (herein after referred to as a capped iron rod set) for the **POINT OF BEGINNING** of the herein described property;

**THENCE** North 00°00'02" West, continuing along the easterly monumented line of Lake Forest Drive, same being over and across said 27.931 acre tract, a distance of 100.00' to a capped iron rod set;

**THENCE** over and across said 27.931 acre tract, the following courses and distances:

- South 45°00'03" East, a distance of 28.28' to a capped iron rod set;
- North 90°00'00" East, a distance of 330.00' to a capped iron rod set;
- South 00°00'00" East, a distance of 60.00' to a capped iron rod set;
- North 90°00'00" West, a distance of 330.00' to a capped iron rod set;
- South 44°59'59" West, a distance of 28.28' to the **POINT OF BEGINNING** and containing 0.491 acres of land, more or less.

**Metes and Bounds Description: (Tract Two - 1.451 Acres)**

Being a tract of land, situated in the John McGarrah Survey, Abstract No. 572, in the City of McKinney, Collin County, Texas, and being a part of that called 27.931 acre tract of land described by deed to South 720, L.P., as recorded in Volume 4653, Page 2146, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod with a plastic cap found for the southeasterly corner of a right-of-way dedication for Lake Forest Drive, shown in Exhibit B (0.2425 Acres), as described by deed recorded under Document No. 20100427000412530, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same also being the northeasterly corner of Exhibit A (0.4459 Acres), of said right-of-way document, said corner being in the easterly monumented line of Lake Forest Drive, said corner also being in the common line between said 27.931 acre tract and that called 52.177 acre tract, as described by deed to South 720, L.P., as recorded in Volume 4665, Page 1247, D.R.C.C.T.;

**THENCE** North 00°00'02" West, over and across said 27.931 acre tract, same being along the easterly monumented line of Lake Forest Drive, a distance of 133.51' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" (herein after referred to as a capped iron rod set) for the **POINT OF BEGINNING** of the herein described property;

**THENCE** North 00°00'02" West, continuing along the easterly monumented line of Lake Forest Drive, same being over and across said 27.931 acre tract, a distance of 166.44' to a 1/2" iron rod with a plastic cap found for the southeasterly corner of said 0.2425 acre tract, same being the southeasterly corner of Exhibit G (0.6279 Acres), of said right-of-way document, said corner also being in the common line between said 27.931 acre tract and that tract of land described by deed to Brinkmann Ranches of Collin County, L.P., as recorded in Volume 6067, Page 1320, D.R.C.C.T.;

**THENCE** South 88°15'26" East, along the common line between said Brinkmann Ranches of Collin County, L.P. tract and said 27.931 acre tract, a distance of 350.16' to a capped iron rod set for corner;

**THENCE** South 00°00'02" East, over and across said Brinkmann Ranches of Collin County, L.P. tract, a distance of 175.79' to a capped iron rod set;

**THENCE** North 90°00'00" West, continuing over and across said 27.931 acre tract, a distance of 330.00' to a capped iron rod set;

**THENCE** North 45°00'03" West, continuing over and across said 27.931 acre tract, a distance of 28.28' to the **POINT OF BEGINNING** and containing 1.451 acres of land, more or less.

**Metes and Bounds Description: (Tract Three - 1.049 Acres)**

Being a tract of land, situated in the John McGarrah Survey, Abstract No. 572, in the City of McKinney, Collin County, Texas, and being a part of that tract of land described by deed to Brinkmann Ranches of Collin County, L.P. (herein after referred to as a Brinkmann tract), as recorded in Volume 6067, Page 1320, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with a plastic cap found for the northeasterly corner of a right-of-way dedication for Lake Forest Drive, shown in Exhibit B (0.2425 Acres), as described by deed recorded under Document No. 20100427000412530, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same also being the southeasterly corner of Tract A, Exhibit G (0.6279 Acres), of said right-of-way document, said corner being in the easterly monumented line of Lake Forest Drive, said corner also being in the common line between said Brinkmann tract and that called 27.931 acre tract, as described by deed to South 720, L.P., as recorded in Volume 4653, Page 2146, D.R.C.C.T.;

**THENCE** North 00°00'02" West, over and across said Brinkmann tract, same being along the easterly monumented line of Lake Forest Drive, a distance of 125.27' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" (herein after referred to as a capped iron rod set) for the northwesterly corner of the herein described property;

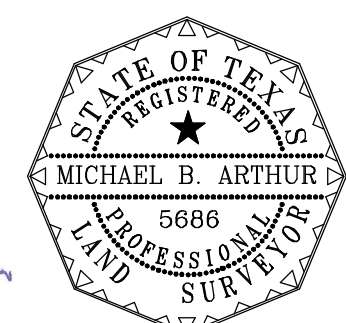
**THENCE** North 89°59'58" East, continuing over and across said Brinkmann tract, a distance of 350.00' to a capped iron rod for the northeasterly corner of the herein described property;

**THENCE** South 00°00'02" East, continuing over and across said Brinkmann tract, a distance of 135.92' to a capped iron rod set for the southwesterly corner of the herein described property, same being in the aforementioned common line between said Brinkmann and 27.931 acre tracts;

**THENCE** North 88°15'26" West, along last said common line, a distance of 350.16' to the **POINT OF BEGINNING** and containing 1.049 acres of land, more or less.

- Notes:**
- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0260J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
  - All easements shown herein are per the herein described plat, unless otherwise noted.
  - The surveyor has relied on the subject deeds shown herein with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
  - Bearings are based on the plot of **SUMMIT VIEW LAKE PHASE ONE**, an addition to the City of McKinney, as recorded in Volume Q, Page 497, of the Map Records, Collin County, Texas.

**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.



DATE:	05/05/2015	To create three separate tracts.
DATE:	04/29/2015	To create a 2.500 acre tract.
DATE:	04/28/2015	To create two separate tracts.
DATE:	04/14/2015	SCALE: 1" = 50'
DRAWN BY:	C.S.H.	CHK'D. BY: M.B.A.
JOB NO.:	2015-0026	

**LEGEND**

—●—	Barbed Wire Fence	—○—	Water Valve
—■—	Wood Fence	—□—	Water Meter
—●—	Chain Link Fence	—○—	Fire Hydrant
—●—	Concrete	—○—	Irrigation Control Valve
—●—	Asphalt	—○—	Sanitary Sewer Cleanout
—●—	Light Standard	—○—	Sanitary Sewer Manhole
—●—	Guy Wire/Anchor	—○—	Storm Drain Manhole
—●—	Utility Pole	—○—	Gas Meter
—●—	Overhead Wires	—○—	Gas Valve

**BOUNDARY SURVEY**  
2.991 Acres  
**John McGarrah Survey,**  
Abstract No. 572  
**City of McKinney,**  
Collin County, Texas

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

Registered Professional Land Surveyors  
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