

- LEGEND**
- trees
 - sanitary sewer manhole
 - storm water manhole
 - power pole
 - water meter
 - fiber optic pedestal
 - tv cable pedestal
 - fire hydrant
 - light pole
 - sprinkler valve
 - telephone box
 - underground fiber optic marker
 - underground gas marker
 - sign

NOTES

CIRS = 5/8-inch iron rod with purple plastic cap stamped "RPLS 6451" set

Alum. Mon. = TxDOT aluminum monument found for corner

Brass Mon. = TxDOT brass monument found for corner

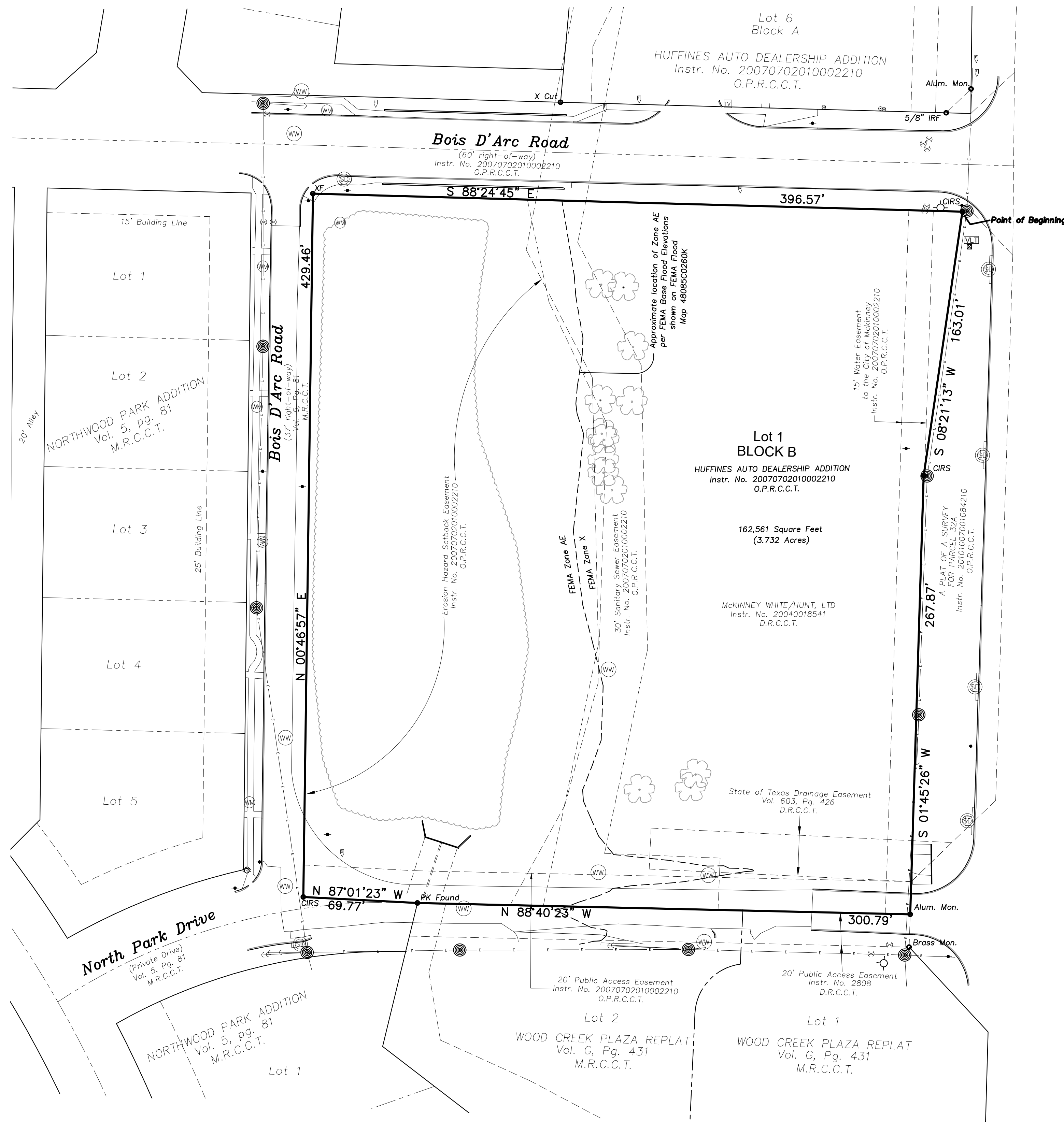
XF = "X" Cut Found for corner

PK Found = Mag nail found for corner

Basis of Bearings: STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

A portion of the subject property lies within zone AE, a regulatory floodway area according to FEMA's Flood Insurance Rate Map No. 48085C0260 K, dated June 7, 2017. Remaining property is within zone X.

Copyright 2021 Duenes Land Surveying, LLC. All Rights Reserved. This drawing is the property of Duenes Land Surveying, LLC. Any modification or use of this drawing without the express written authorization of Duenes Land Surveying, LLC, is prohibited.



U.S. Highway 75
(Variable Width right-of-way)

PROPERTY DESCRIPTION

BEING a 162,561 Square Foot (3.732 Acre) tract of land situated in the City of McKinney, Lot 1, Block B as evidenced by Plat of HUFFINES AUTO DEALERSHIP ADDITION, recorded in Instrument Number 20070702010002210, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same being that certain tract of land conveyed to MCKINNEY WHITE/HUNT, LTD by Deed recorded Instrument Number 20040018541, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with purple cap stamped "RPLS 6451" set for the northeasterly corner of the herein described tract of land, same being the intersection of the south right-of-way line of Bois D'Arc Road (60' right-of-way) and the west right-of-way of U.S. Highway 75 (variable width right-of-way), further being the northwesterly corner of an existing right-of-way dedication as evidence by Plat recorded in Instrument Number 20101007001084210, O.P.R.C.C.T.;

THENCE South 08 degrees 21 minutes 13 seconds West, departing said south right-of-way line, along said west right-of-way line, for a distance of 163.01 feet to a 5/8" iron rod with purple cap stamped "RPLS 6451" set for the southerly west corner of said right-of-way dedication, same being on said west right-of-way line;

THENCE South 01 degrees 45 minutes 26 seconds West, continuing along said west right-of-way line, for a distance of 267.87 feet to a TxDOT aluminum monument found on said west right-of-way line of U.S. Highway 75, same being on the center line of North Park Drive (Private Drive);

THENCE North 88 Degrees 40 Minutes 23 Seconds West, departing said west right-of-way line, along said center line, for a distance of 300.79 feet to a PK nail found for the southerly southwest corner of the herein described tract of land, same being on the center line of said North Park Drive right-of-way;

THENCE North 87 Degrees 01 Minutes 23 Seconds West, departing said center line, over and across said North Park Drive, for a distance of 69.77 feet to a 5/8" iron rod with purple cap stamped "RPLS 6451" set on the east right-of-way line of Bois D'Arc Road (37' right-of-way) as evidence by plat recorded in Volume 5 Page 81, Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE North 00 degrees 46 minutes 57 seconds East, departing said North Park Drive right-of-way, along said east right-of-way line, for a distance of 429.46 feet to an X cut found for the intersection of said east right-of-way line of Bois D'Arc Road as recorded in Volume 5, Page 81 and the aforementioned south right-of-way line of Bois D'Arc Road as recorded in Instrument Number 20070702010002210;

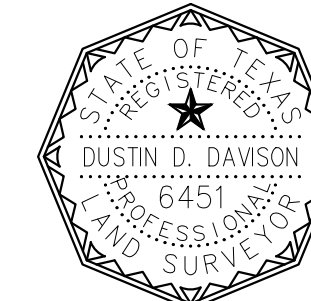
THENCE South 88 degrees 24 minutes 45 seconds East, departing said east right-of-way line, along said south right-of-way line, for a distance of 396.57 feet to the POINT OF BEGINNING, containing 162,561 square feet or 3.732 acres of land more or less.

SURVEYOR'S CERTIFICATION

THAT I, Dustin D. Davison, do hereby certify that this survey was made on the ground by me or under my personal supervision and the plat hereon is a true, correct, and accurate representation of the property as determined by survey. The lines, dimensions and corners of said property being as indicated by the plat. There are no visible or apparent easements, encroachments, conflicts or protrusions except as shown hereon.

PRELIMINARY
RELEASED 3/17/21 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Dustin D. Davison, R.P.L.S.
Registration No. 6451



DUENES LAND SURVEYING, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 210-1896
Surveying Firm #10194446

Boundary Survey
Lot 1, Block B
HUFFINES AUTO DEALERSHIP ADDITION
City of McKinney, Collin County, Texas

Scale: 1" = 40'
Date: 3/17/21
Field Tech: A.M.
Office Tech: J.T.
Project Manager: Davison
Project No.: 21019

