

**SURVEY PLAT: COLLIN MCKINNEY PARKWAY**

**TRACT 1**

Being a part of Lot 17, Block A of Village Park Phase 1A, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Cabinet P, Slide 607, Map Records, Collin County, Texas, as affected by Certificate of Correction filed 04/30/2004, recorded in Volume 5659, Page 1116, Land Records of Collin County, Texas, same being a part of that tract of land described in deed to DCS Lakeforest, LLC, recorded in Instrument No. 20080818001004700, Official Public Records, Collin County, Texas;

Beginning at a 1/2-inch iron rod found for corner in the West line of Lake Forest Drive, a variable width right-of-way, and being at the Southeast corner of Common Area A-1 of said Village Park Phase 1A Addition, same being the Northeast corner of said Lot 17;

Thence South 00 deg. 34 min. 06 sec. East, along said West line, a distance of 124.82 feet to a 1/2-inch iron rod found at the transitional right-of-way between the said West line of Lake Forest Drive and North line of Collin McKinney Parkway, a variable width right-of-way, said point being the beginning of a tangent curve to the right, having a central angle of 89 deg. 55 min. 43 sec., a radius of 66.00 feet, and a chord bearing and distance of South 44 deg. 22 min. 21 sec. West, 93.28 feet;

Thence Southwesterly, along said curve to the right, an arc distance of 103.55 feet to a 1/2-inch iron rod found for corner in the North line of said Collin McKinney Parkway;

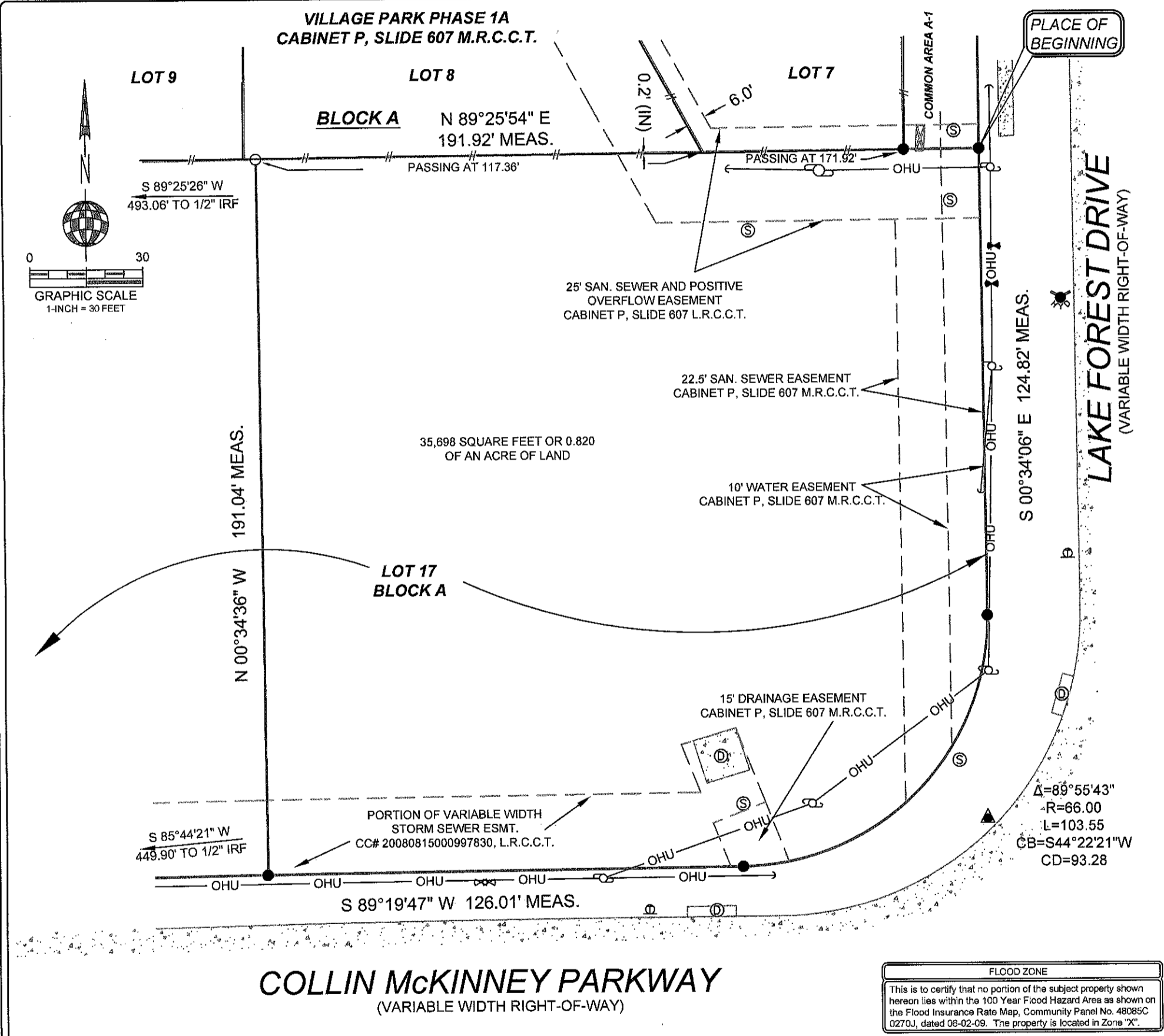
Thence South 89 deg. 19 min. 47 sec. West, along said North line, a distance of 126.01 feet to a 1/2-inch iron rod found for corner;

Thence North 00 deg. 34 min. 36 sec. West, a distance of 191.04 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of Lot 8 of said Village Park Phase 1A Addition;

Thence North 89 deg. 25 min. 54 sec. East, passing the common South corner of Lot 8 and Lot 7 of said Village Park, Phase 1A Addition at a distance of 117.36 feet, and passing a 1/2-inch iron rod found at the common South corner of Lot 7 and Common Area A-1 of said Village Park Phase 1A Addition at a distance of 171.92 feet, continuing a total distance of 191.92 feet to the PLACE OF BEGINNING and containing 35,698 square feet or 0.820 of an acre of land.

**TRACT 2 EASEMENT ESTATE**

Those easement rights created in Easement for Reciprocal Parking and Access and Signage Agreement executed by and between DCS Lakeforest LLC and SNTC Properties, LLC dated August 15, 2008, filed for record August 19, 2008 and recorded under Clerk's File No. 20080819001010060, Official Public Records, Collin County, Texas.



**LEGEND**

● 1/2" IR FOUND	⊙ X-FOUND	☒ TELE. BOX	⊙ GUARD POST	⊙ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	⊙ PLASTIC FENCE	▬ CONCRETE	⊙ BUILDING LINE
○ 1/2" IR SET	⊙ X-SET	☒ CABLE BOX	⊙ SEPTIC COVER	⊙ WATER METER	— GUY WIRE ANCHOR	⊙ ASPHALT	▬ GRAVEL	⊙ EASEMENT
⊙ 5/8" IR FOUND	⊙ 1" IR FOUND	☒ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊙ GAS METER	— X — BARBED WIRE FENCE	▬ FIRE LANE STRIPE	▬ BRICK	⊙ BOUNDARY
⊙ 3/8" IR FOUND	⊙ 1" IP FOUND	☒ BRICK COLUMN	⊙ IRRIGATION VALVE	⊙ A.C. PAD	— □ — IRON FENCE	▬ BRICK RET. WALL	▬ STONE	⊙ CREEK LINE
⊙ 80-D NAIL FOUND	⊙ POINT FOR CORNER	☒ STONE COLUMN	⊙ WATER VALVE	☒ TRANS. BOX	— ○ — CHAINLINK FENCE	▬ STONE RET. WALL	▬ WOOD DECK	⊙ FLOOD LINE
⊙ TRAFFIC SIGN	☒ CON. MONUMENT	⊙ STORM DRAIN MH.	⊙ FIRE HYDRANT	⊙ P.O. POOL EQUIP.	— // — WOOD FENCE	▬ CON. RET. WALL	▬ BUILDING WALL	⊙ HANDICAP SPACE
⊙ 1/2" IP FOUND	⊙ 3/4" IP FOUND	⊙ SAN. SEW. CO.	⊙ IR. VALVE		⊙ GAS MARKER & TEST VALVE	▬ STUC. RET. WALL	▬ TILE	

The plat shown hereon is a correct and accurate representation of the property, lines and dimensions are shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated, and EXCEPT AS SHOWN, there are no visible and apparent easements, encroachments or protrusions on the ground.

This survey was performed exclusively for the parties in connection with the G.F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

*John S. Turner*  
JOHN S. TURNER RPLS 5310

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COUNTY OF COLLIN  
JOHN S. TURNER  
#5310  
SURVEYOR

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11-0357 DRAWN BY 671  
DATE 03/16/2011 G.F. NO. 1978005628  
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By Planning Department at 8:44 am, Jan 11, 2016