



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202).
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 480850270K with Map Revised June 7, 2017.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain

LEGAL DESCRIPTION

BEING, all of that 12.441 acre (541,938 square foot) tract of land situated in the Ephraim D. McCoy Survey, Abstract No. 577, in the City of McKinney, Collin County, Texas; being all of that called 12.6872 acre tract of land described in Trustee's Deed to Clifford Ochsenbien and Virginia Ann Ochsenbien as recorded in Instrument No. 96-0075887 of the Deed Records of Collin County, Texas; and being all of that tract of land described in Special Warranty Deed to Virginia Ann Ochsenbien, Trustee of the Clifford Ochsenbien Family Trust as recorded in Instrument No. 2015121001543810 of the Official Public Records of Collin County, Texas; said 12.441 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at the southwest corner of said 12.6872 acre tract; said point being the southeast corner of that tract of land described in Warranty Deed with Vendor's Lien to Propitius Investments LLC as recorded in Instrument No. 20161220001727870 of the Official Public Records of Collin County, Texas; said point being the southwest corner of that tract of land described in Right of Way Special Warranty Deed to the City of McKinney as recorded in Instrument No. 20171026001430240 of the Official Public Records of Collin County, Texas; said point being in the north right-of-way line of McKinney Ranch Parkway (variable width right-of-way);

THENCE, North 00 degrees 50 minutes 37 seconds West, a distance of 11.02 feet to the northwest corner of said City of McKinney tract to the POINT OF BEGINNING; said point in the west line of said 12.6872 acre tract;

THENCE, North 00 degrees 50 minutes 37 seconds West, departing the north line of said McKinney Ranch Parkway, a distance of 569.32 feet to the northwest corner of said 12.6872 acre tract; said point being the northeast corner of Lot 1, Block A, WWI Addition, an addition to the City of McKinney as recorded in Instrument No. 2019-158 of the Plat Records of Collin County, Texas; said point being in the south line of Eldorado Pointe Phase 1, an addition to the City of McKinney as recorded in Cabinet J, Page 302 of the Plat Records of Collin County, Texas;

THENCE, North 89 degrees 15 minutes 23 seconds East, a distance of 991.72 feet to the northeast corner of said 12.6872 acre tract;

THENCE, South 06 degrees 55 minutes 38 seconds West, a distance of 573.24 feet to a point for corner in the east line of said 12.6872 acre tract; said point being in the north line of said McKinney Ranch Parkway;

THENCE, South 89 degrees 10 minutes 50 seconds West, along the north line of said McKinney Ranch Parkway a distance of 914.21 feet to the POINT OF BEGINNING and containing an area of 12.441 acres or 541,938 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

This document was prepared under 22 Texas Annotated Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Dated this the 21st day of February 2022.

René Silvas
René Silvas, RPLS No. 5921



*Ephraim D. McCoy Survey,
Abstract No. 577*

*BILLY RAY & LUAN EBORING
(VOL. 66, PAGE 295)
D.R.C.C.T.*

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ZONING EXHIBIT
12.441 ACRES
BEING SITUATED IN THE
EPHRAIM D. MCCOY SURVEY, ABSTRACT NO. 577
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
FEBRUARY 2022

DEVELOPER
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