

**Right-of-Way Abandonment**  
**6,486 Square Feet or 0.149 Acre**  
**W.D. Thompson Survey, Abstract No. 891**  
**City of McKinney, Collin County, Texas**  
**March 30, 2018**  
**Exhibit A**

**Metes & Bounds Description**

SITUATED in the State of Texas, County of Collin, and City of McKinney, being part of the W.D. Thompson Survey, Abstract No. 891, and being a tract of land which is part of the Rockhill Road and Graves Street right-of-way with said premises being more particularly described as follows:

BEGINNING at a ½-inch iron rod with yellow cap stamped "RPLS 5686" found in the east right-of-way line of Graves Street marking the southwest corner of Lot 1, Block A of Jered Manor Addition, an addition to the City of McKinney as recorded in Volume 2007, Page 165 of the Collin County Map Records and the most northerly northwest corner of a called 0.2648 acre tract of land as recorded under Document No. 20150922001205070 of the Collin County Land Records, from which a ½-inch iron rod with yellow cap stamped "RPLS 5433" found marking the northeast corner of said 0.2648 acre tract bears North 89°41'57" East, 58.49 feet;

THENCE with the east right-of-way line of Graves Street and a west line of said 0.2648 acre tract, South 00°17'45" East, 19.31 feet to a point for corner at the intersection of the east right-of-way line of Graves Street with the south right-of-way line of Rockhill Road marking an interior ell-corner of said 0.2648 acre tract and the southeast corner of the herein described premises;

THENCE with the south right-of-way line of Rockhill Road, the south line of said premises, and a north line of said 0.2648 acre tract, South 89°59'03" West, 164.09 feet to a point for corner marking the southwest corner of said premises, being in the curving proposed southeast right-of-way line of Rockhill Road (60' Right-of-Way) and being the beginning of a non-tangent curve to the left, from which the most westerly northwest corner of said 0.2648 acre tract bears South 89°59'03" West, 15.71 feet;

THENCE with the curving proposed southeast right-of-way line of Rockhill Road and the curving northwest line of said premises, northeasterly along said curve through a central angle of 22°52'33" for an arc distance of 121.77 feet and having a radius of 305.00 feet (chord = North 50°35'50" East, 120.97 feet) to a point for corner marking the northwest corner of said premises;

THENCE with the northeast line of said premises, South 50°50'27" East, 90.94 feet to the point of beginning and containing 6,486 square feet or 0.149 acre of land.

Notes: 1) Survey was performed without the benefit of a title commitment. 2) Subject property affected by any or all easements of record. 3) Source bearing is based on Chapel Hill Addition, Phase 1A, an addition to the City of McKinney as recorded in Volume Q, Page 663 of the Collin County Map Records. 4) CM is a controlling monument. 5) Survey drawing of even date accompanies this Metes & Bounds Description. 6) This survey plat is based on field work completed during May of 2017. Improvement changes since then are not reflected on this survey plat. Not all improvements are shown!

Drawings\2018\AC00971.dwg



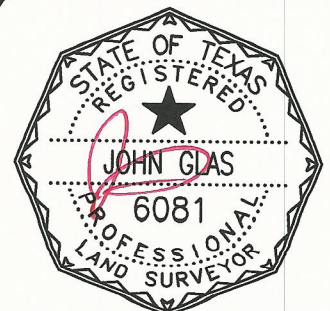
**Glas Land Surveying**

2114 FM 1563, Wolfe City, Texas 75496

Office: (903) 496-2084 Fax: (469) 547-0826

www.glaslandsurveying.com

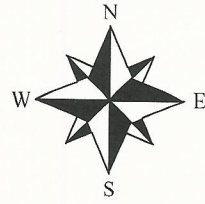
TBPLS Firm No. 10193970



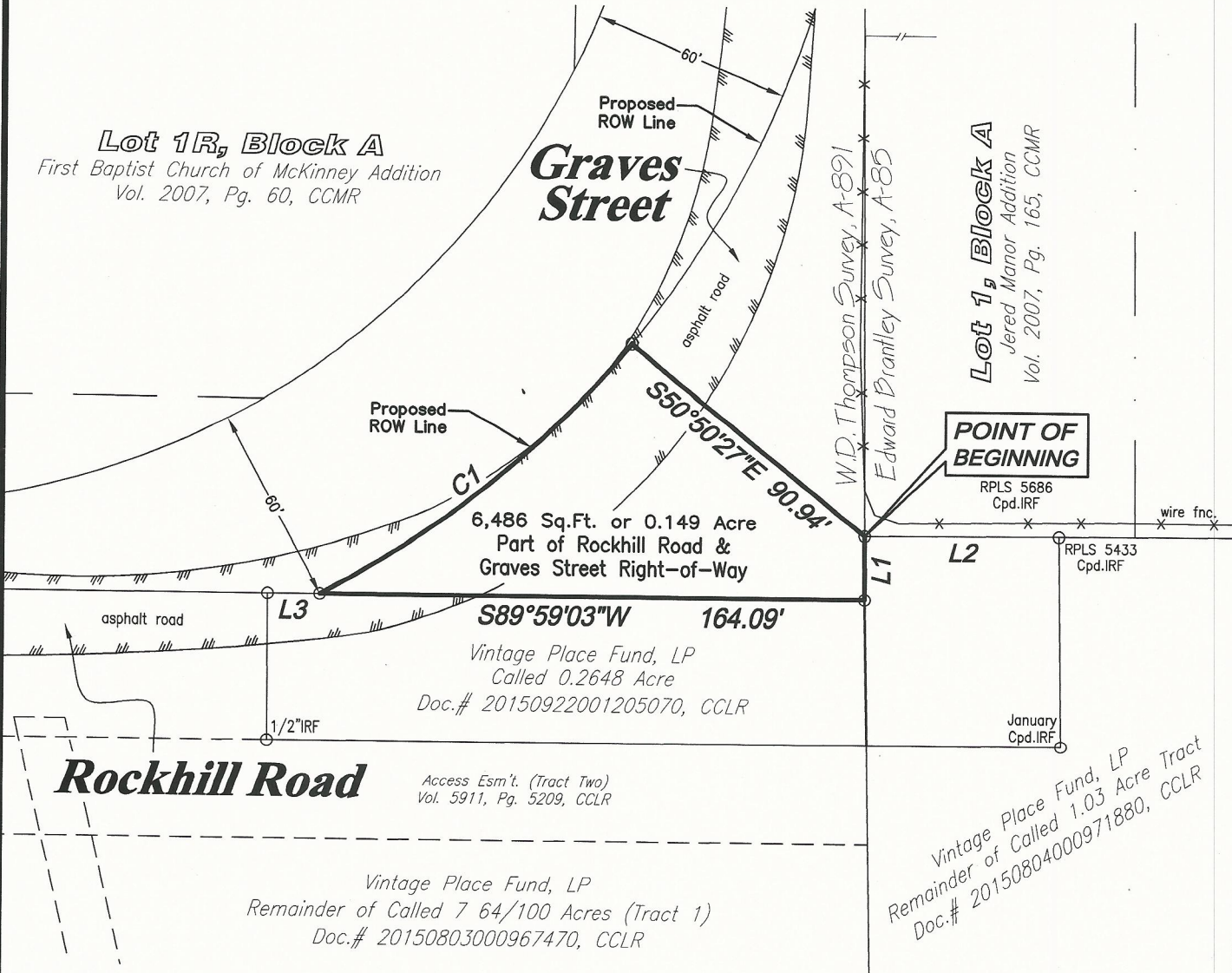


**C1**  
**A=121.77'**  
**R=305.00'**  
 $\Delta = 22^\circ 52' 33''$   
**CB=N50°35'50"E**  
**CL=120.97'**

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**Exhibit B**



Scale: 1"=50'



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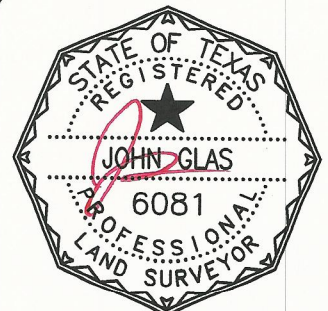
LINE	BEARING	DISTANCE
L1	S00°17'45"E	19.31'
L2	N89°41'57"E	58.49'
L3	S89°59'03"W	15.71'

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4/2/2018

LEGEND

IRF=Iron Rod Found IRPLS 5433 Cpd.IRF=1/2" iron rod w/yellow cap stamped "RPLS 5433" found  
 CCLR=Collin County Land Records CCMR=Collin County Map Records RPLS 5686 Cpd.IRF=1/2" iron rod w/yellow cap stamped "RPLS 5686" found