

**LEGAL DESCRIPTION**  
39.996 Acres

BEING all of that certain tract of land situated in the Samuel McFarland Survey, Abstract No. 558, City of McKinney, Collin County, Texas, and being the remainder of a called 48.290 acre tract of land described in the deed to McKinney Economic Development Corporation, recorded in Instrument No. 20081219001435980, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch with cap stamped "HALFF" found in westerly right-of-way line of Harry McKillop Boulevard (Formerly Old Mill Road), the northwesterly the Dallas Area Rapid Transit railway and in the southeasterly line of said 48.290 acre tract for the southerly corner of a called 7.992 acre tract of land described as Parcel 1 in the deed to The State of Texas, recorded in Instrument No. 20150904001128370, said Official Public Records;

THENCE South 48°19'03" West, with the northwesterly line of said Dallas Area Rapid Transit railway and the southeasterly line of said 48.290 acre tract, a distance of 804.66 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as "capped iron rod set") for an angle point;

THENCE South 48°35'29" West, continuing with the northwesterly line of said Dallas Area Rapid Transit railway and the southeasterly line of said 48.290 acre tract, a distance of 498.89 feet to a capped iron rod set for the southeast corner of said 48.290 acre tract, common to the northeast corner of a called 28.245 acre tract of land described in the deed to the City of McKinney, recorded in Instrument No. 20070703000910220, said Official Public Records;

THENCE North 87°43'50" West, with the southerly line of said 48.290 acre tract and a northerly line of said 28.245 acre tract, a distance of 187.84 feet to a point for corner in Wilson Creek;

THENCE with the southerly line of said 48.290 acre tract said Wilson Creek, the following courses:

1. North 6°46'48" East, a distance of 25.50 feet to an angle point;
2. North 40°58'07" East, a distance of 69.05 feet to an angle point;
3. South 82°24'20" West, a distance of 89.55 feet to an angle point;
4. North 79°21'37" West, a distance of 54.83 feet to an angle point;
5. North 42°23'01" West, a distance of 55.27 feet to an angle point;
6. North 18°23'08" West, a distance of 126.62 feet to an angle point;
7. North 25°19'35" East, a distance of 47.74 feet to an angle point;
8. North 85°52'58" East, a distance of 191.16 feet to an angle point;
9. South 66°14'28" East, a distance of 191.16 feet to an angle point;
10. South 85°40'17" East, a distance of 116.14 feet to an angle point;
11. North 72°53'24" East, a distance of 81.46 feet to an angle point;
12. North 37°09'11" East, a distance of 60.15 feet to an angle point;
13. North 19°42'38" East, a distance of 100.00 feet to an angle point;
14. North 23°17'07" West, a distance of 59.47 feet to an angle point;
15. North 67°11'22" West, a distance of 69.99 feet to an angle point;
16. North 84°18'29" West, a distance of 64.22 feet to an angle point;
17. North 55°58'51" West, a distance of 128.68 feet to an angle point;
18. North 77°30'28" West, a distance of 62.55 feet to an angle point;
19. South 71°20'28" West, a distance of 110.19 feet to an angle point;
20. North 83°10'42" West, a distance of 78.58 feet to an angle point;
21. North 55°04'42" West, a distance of 118.91 feet to an angle point;
22. North 27°01'22" West, a distance of 51.46 feet to an angle point;
23. North 01°14'57" East, a distance of 118.83 feet to an angle point;
24. North 30°32'44" East, a distance of 83.51 feet to an angle point;
25. North 10°15'28" East, a distance of 75.52 feet to an angle point;
26. North 26°06'48" West, a distance of 52.19 feet to an angle point;
27. North 84°56'42" West, a distance of 43.76 feet to an angle point;
28. South 79°14'20" West, a distance of 49.58 feet to an angle point;
29. South 55°46'38" West, a distance of 113.35 feet to an angle point;
30. South 79°54'45" West, a distance of 39.01 feet to an angle point;
31. North 66°44'10" West, a distance of 48.86 feet to an angle point;
32. North 49°12'44" West, a distance of 108.83 feet to a point in the southeasterly right-of-way line of State Highway No. 5 (S. McDonald Street) for the southwest corner of said 48.290 acre tract.

THENCE North 43°02'10" East, with the southeasterly right-of-way line of said State Highway No. 5 and the northwesterly line of said 48.290 acre tract, a distance of 73.19 feet to a 1/2-inch iron rod with a cap stamped "RPLS 5686" found at the beginning of a tangential curve to the left;

THENCE northeasterly continuing with the southeasterly right-of-way line of said State Highway No. 5 and the northwesterly line of said 48.290 acre tract and with said curve to the left having a radius of 987.96 feet, a delta angle of 18°05'51", an arc length of 312.06 feet, a chord bearing of North 33°59'15" East and chord distance of 310.76 feet to a 1/2-inch iron rod with a cap stamped "RPLS 5686" found for a salient corner of said 48.290 acre tract, common to the westerly corner of a called 0.05 acre tract of land described in the deed to Texas Bulletin Inc, recorded in Instrument No. 20051220001814330 (Volume 6074, Page 345), said Official Public Records;

THENCE with the common lines of said 48.290 acre tract and said 0.05 acre tract, the following courses:

1. South 61°14'28" East, a distance of 70.00 feet to a capped iron rod set for corner;
2. North 24°03'50" East, a distance of 30.10 feet to a capped iron rod set for corner;
3. North 61°14'28" West, a distance of 70.00 feet to a 1/2-inch iron rod with a cap stamped "RPLS 5686" found in the southeasterly right-of-way line of said State Highway No. 5 for a salient corner of said 48.290 acre tract, common to the northwesterly corner of said 0.05 acre tract, and at the beginning of a non-tangential curve to the left;

THENCE northeasterly continuing with the southeasterly right-of-way line of said State Highway No. 5 and the northwesterly line of said 48.290 acre tract and with said curve having a radius of 987.96 feet, a delta angle of 03°11'24", an arc length of 55.01 feet, a chord bearing of North 21°39'53" East and chord distance of 55.00 feet to a 1/2-inch iron rod with a cap stamped "RPLS 5686" found at the end of said curve;

THENCE North 20°07'10" East, continuing with the southeasterly right-of-way line of said State Highway No. 5 and the northwesterly line of said 48.290 acre tract, a distance of 73.40 feet to a 1/2-inch iron rod found for the southwest corner of said Parcel 1;

THENCE North 29°45'09" East, continuing with the southeasterly right-of-way line of said State Highway No. 5 and an easterly line of said Parcel 1, a distance of 352.97 feet to a 1/2-inch iron rod found with a cap stamped "TXDOT" found at the intersection of the easterly right-of-way line of said State Highway No. 5 and the southerly right-of-way line of Harry McKillop Boulevard for a re-entrant corner of said Parcel 1;

THENCE with the southerly right-of-way line of Harry McKillop Boulevard and the southerly line of said Parcel 1, the following courses:

1. North 89°55'53" East, a distance of 217.72 feet to an aluminum disk found (TXDOT) found an angle point;
2. North 44°55'53" East, a distance of 38.73 feet to a capped iron rod set at the beginning of a non-tangential curve to the right;
3. Easterly with said curve to the right having a radius of 1,063.93 feet, a delta angle of 10°44'20", an arc length of 199.41 feet, a chord bearing of South 80°40'54" East and chord distance of 199.12 feet to a capped iron rod set at the beginning of a compound curve;
4. Southeasterly with said compound curve having a radius of 931.93 feet, a delta angle of 26°14'58", an arc length of 426.95 feet, a chord bearing of South 62°11'15" East and chord distance of 423.23 feet to a capped iron rod set at the end of said curve;
5. South 2°14'49" East, a distance of 41.76 feet to an aluminum disk found (TXDOT) found at the beginning of a non-tangential curve to the right;
6. Southeasterly with said curve to the right having a radius of 801.93 feet, a delta angle of 09°11'49", an arc length of 144.78 feet, a chord bearing of South 42°38'55" East and chord distance of 144.62 feet to a capped iron rod set at the end of said curve;
7. South 40°25'03" East, a distance of 378.06 feet to a capped iron rod set for an angle point;
8. South 85°25'03" East, a distance of 42.43 feet to a 1/2-inch iron rod found for an angle point;
9. South 40°25'03" East, a distance of 301.67 feet to the POINT OF BEGINNING and enclosing 39.966 acres (1,740,906 square feet) of land, more or less.

**SCHEDULE B NOTES**

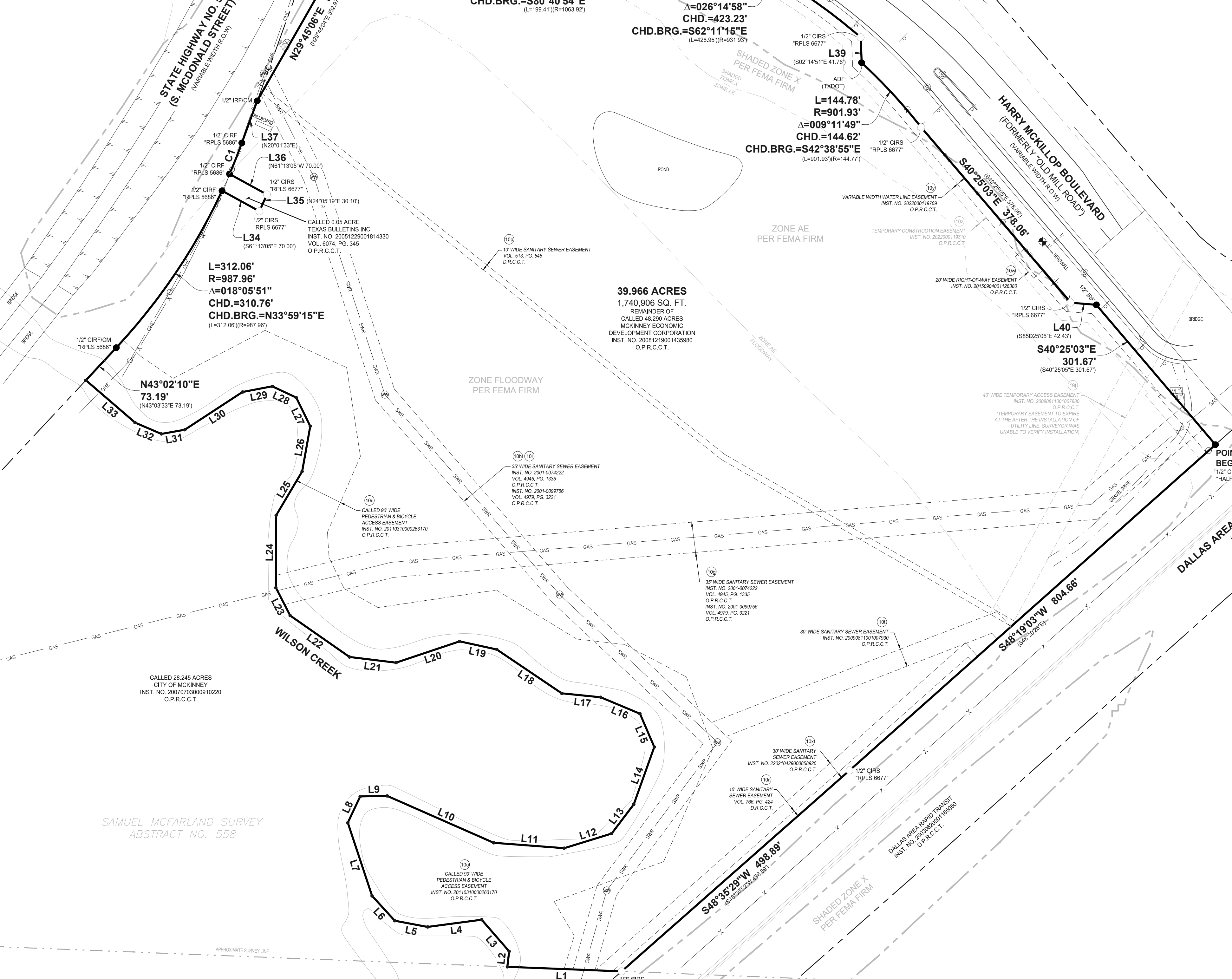
The exception reflected hereon are per title commitment provided by First National Title Insurance Company, GF No. 22-704361-MM, effective date September 15, 2022 and issued date September 27, 2022.

- 10a. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- 10b. All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.
- 10c. Rights of parties in possession.
- 10d. Rights of tenants, as tenants only, under unrecorded leases or rental agreements.
- 10e. Rights of the public, the State of Texas and the municipality in and to that portion of subject property, if any, lying within the boundaries of any roadway, public or private.
- 10f. Any and all matters which would be shown on a current, correct survey of the property.
- 10g. Easement granted by Ralph B. Russell and Dorothy Russell to Enersch Corporation, dated April 23, 1991, filed for record on May 6, 1991 and recorded in Volume 3543, Page 314, Real Property Records, Collin County, Texas. (Affects the surveyed property as shown)
- 10h. Easement granted by Ralph Russell and wife Dorothy Russell to City of McKinney, dated May 1, 2000, filed for record on June 22, 2001 and recorded in Volume 4945, Page 1335, Real Property Records, Collin County, Texas. (Affects the surveyed property as shown)
- 10i. Easement granted by Ralph Russell and wife Dorothy Russell to City of McKinney, dated May 1, 2000, filed for record on August 10, 2001 and recorded in Volume 4979, Page 3221, Real Property Records, Collin County, Texas. (Affects the surveyed property as shown)
- 10j. Easement granted by Ralph B. Russell and Dorothy Sue Russell to Southwestern Bell Telephone Company, dated October 5, 2001, filed for record on October 11, 2001 and recorded in Volume 5022, Page 3556, Real Property Records, Collin County, Texas. The consequences of any change in the location of Wilson Creek which forms the Southwest boundary of subject property. (Does not affect the surveyed property)
- 10k. Terms, Conditions and Stipulations contained in Oil, Gas and Mineral Lease dated April 5, 1982, recorded in Volume 1507, Page 587, Real Property Records, Collin County, Texas, by and between Ralph Russell and Dorothy Russell, as Lessor, and McMoran-Freeport Oil Company, as Lessee. The Company makes no representation as to the present ownership of this interest.
- 10l. Terms, Conditions and Stipulations contained in Oil, Gas and Mineral Lease dated April 5, 1982, recorded in Volume 1507, Page 589, Real Property Records, Collin County, Texas, by and between Rosy Russell Burns, as Lessor, and McMoran-Freeport Oil Co., as Lessee. The Company makes no representation as to the present ownership of this interest.
- 10m. Mineral and/or royalty interest as set forth in instrument executed by Rosy Russell Burns, et al to McKinney Economic Development Corporation, dated December 15, 2008, filed December 19, 2008, recorded in Clerk's File No. 20081219001435980, Real Property Records, Collin County, Texas. The Company makes no representation as to the present ownership of this interest.
- 10n. Easement granted by Ralph Russell et ux, Dorothy Russell to Texas Power & Light Company, dated February 24, 1955, filed for record on October 30, 1957 and recorded in Volume 533, Page 500, Real Property Records, Collin County, Texas. (Unable to be located or plotted by description)
- 10o. Easement granted by Ralph Russell et ux, Dorothy Russell to Texas Power & Light Company, dated April 23, 1956, filed for record on April 27, 1956 and recorded in Volume 514, Page 505, Real Property Records, Collin County, Texas. (Unable to be located or plotted by description)
- 10p. Easement granted by Ralph Russell et ux, Dorothy Russell to City of McKinney, dated March 29, 1956, filed for record on April 2, 1956 and recorded in Volume 513, Page 545, Real Property Records, Collin County, Texas. (Affects the surveyed property as shown)
- 10q. Easement granted by Ralph Russell and Mrs. Ralph Russell to City of McKinney, dated September 14, 1964, filed for record on October 7, 1964 and recorded in Volume 641, Page 550, Real Property Records, Collin County, Texas. (Unable to be located or plotted by description)
- 10r. Easement granted by Ralph Russell et ux, Dorothy Russell to City of McKinney, dated July 9, 1970, filed for record on September 25, 1970 and recorded in Volume 766, Page 424, Real Property Records, Collin County, Texas. (Affects the surveyed property as shown)
- 10s. Easement granted by Ralph Russell et ux, Dorothy Russell to Texas Power & Light Company, dated July 25, 1967, filed for record on October 16, 1967 and recorded in Volume 697, Page 647, Real Property Records, Collin County, Texas. (Does not affect the surveyed property)
- 10t. Sanitary Sewer Pipeline Easement executed by McKinney Economic Development Corporation to North Texas Municipal Water District, dated July 20, 2009, filed August 11, 2009, recorded in Clerk's File No. 2009081100107930, Real Property Records, Collin County, Texas. (Affects the surveyed property as shown)
- 10u. Pedestrian & Bicycle Access Easement executed by McKinney Economic Development Corporation to City of McKinney, dated January 5, 2011, filed March 10, 2011, recorded in Clerk's File No. 2011031000003170, Real Property Records, Collin County, Texas. (Unable to be located or plotted by description)
- 10v. The surveyed property is subject to the right to control, limit or deny access from the insured property to Farm to Market Road No. 545, as provided in deed from McKinney Economic Development Corporation to State of Texas, dated July 15, 2015, filed September 4, 2015, recorded in Clerk's File No. 20150904001128370, Real Property Records, Collin County, Texas.
- 10w. Right of Way Easement executed by McKinney Economic Development Corporation to State of Texas, dated July 17, 2015, filed September 4, 2015, recorded in Clerk's File No. 20150904001128380, Real Property Records, Collin County, Texas. (Affects the surveyed property as shown)
- 10x. Sanitary Sewer Pipeline Easement executed by McKinney Economic Development Corporation to McKinney Municipal Water District, dated April 29, 2021, filed April 29, 2021, recorded in Clerk's File No. 2021042900068920, Real Property Records, Collin County, Texas. (Affects the surveyed property as shown)
- 10y. Water Line Easement executed by McKinney Economic Development Corporation to City of McKinney, dated July 26, 2022, filed August 3, 2022, recorded in Clerk's File No. 202200119709, Real Property Records, Collin County, Texas. (Affects the surveyed property as shown)
- 10z. Temporary Construction Easement executed by McKinney Economic Development Corporation to City of McKinney, dated July 26, 2022, filed August 3, 2022, recorded in Clerk's File No. 202200119710, Real Property Records, Collin County, Texas. (Affects the surveyed property as shown)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	55.01	987.96	3°11'24"	N21°39'53"E	55.00

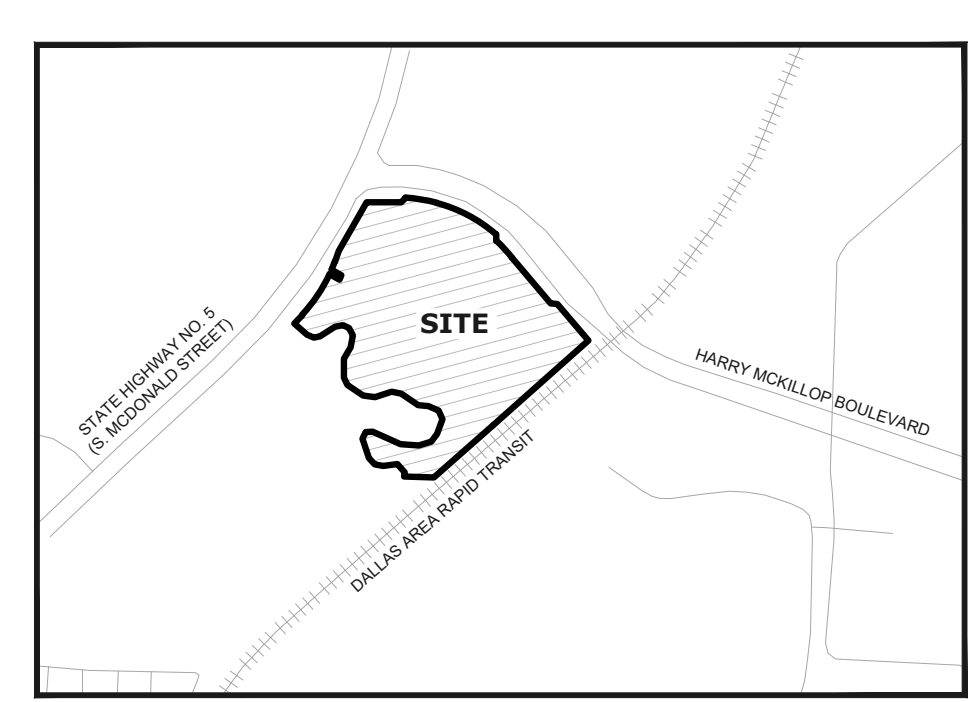
  

LINE TABLE			
LINE	DIRECTION	LENGTH	CHORD BEARING
L1	N87°43'50"W	187.84	L21 N83°91'4"W 76.96'
L2	N06°46'48"E	25.50	L22 N58°46'42"W 118.91'
L3	N40°58'07"W	69.05	L23 N27°01'23"W 51.46'
L4	S82°24'28"W	89.55	L24 N00°14'57"E 118.83'
L5	N79°21'37"W	54.83	L25 N20°32'44"E 83.63'
L6	N42°23'01"W	55.27	L26 N10°19'28"E 76.52'
L7	N18°23'08"W	126.62	L27 N26°06'48"W 52.19'
L8	N25°19'35"E	47.74	L28 N64°56'42"W 43.76'
L9	N85°52'58"E	44.34	L29 S79°14'20"W 49.58'
L10	S66°14'28"E	191.16	L30 S56°40'38"W 113.35'
L11	S85°40'17"E	116.14	L31 S79°54'45"W 39.01'
L12	N72°53'24"E	81.46	L32 N66°44'10"W 48.86'
L13	N37°09'11"E	60.15	L33 N49°12'44"W 106.83'
L14	N19°42'38"E	100.00	L34 S61°14'28"E 70.00'
L15	N23°17'07"W	59.47	L35 N24°03'26"E 30.10'
L16	N67°11'22"W	69.99	L36 N81°14'28"W 70.00'
L17	N84°18'29"W	64.22	L37 N20°00'10"E 73.49'
L18	N55°58'51"W	128.68	L38 N44°55'53"E 38.73'
L19	N77°30'28"W	62.55	L39 S02°14'49"E 41.76'
L20	S71°20'28"W	110.19	L40 S85°25'03"E 42.43'



SAMUEL MCFARLAND SURVEY  
ABSTRACT NO. 558

MARTIN HART SURVEY  
ABSTRACT NO. 447



- LEGEND / ABBREVIATIONS**
- ADJONER LINE
  - BOUNDARY LINE
  - EASEMENT LINE
  - GRAVEL
  - ASPHALT
  - BARBED WIRE FENCE
  - MONUMENT FOUND
  - CAPPED IRON ROD SET
  - GLY WIRE
  - POWER POLE
  - SANITARY SEWER MANHOLE
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - SIGN
  - VAULT
  - IRON ROD FOUND
  - CAPPED IRON ROD FOUND
  - ALUMINUM DISK FOUND (TXDOT)
  - DEED RECORDS, COLLIN COUNTY, TEXAS
  - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

**GENERAL NOTES**

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions. Distances shown hereon are surface distances. To obtain grid distances multiply by a scale factor of 0.99984713.
2. Underground utility lines reflected hereon are approximate.

**FLOOD STATEMENT**

This site is situated in Shaded Zone "X", Zone "AE" and "Floodway" in the City of McKinney, Collin County, Texas according to FEMA map number 48080C02901 dated June 2nd, 2009. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

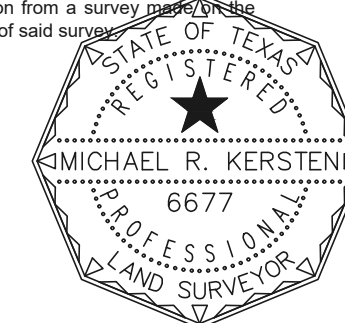
**SURVEYOR CERTIFICATION**

CERTIFY TO: North Texas Natural Select Materials LLC, McKinney Economic Development Corporation; First National Title Insurance Company-Central Title of Texas, LLC.

I, Michael R. Kersten, certify that this plat was prepared under my direct supervision from a survey conducted on ground on February 7th, that this plat correctly represents the facts found at the time of said survey.

Date of Plat or Map: February 9th, 2023

Michael R. Kersten  
Registered Professional Land Surveyor  
Texas Registration No. 6677



**CHISHOLM TRAIL  
LAND SURVEYING**

TX FIRM #0194767  
MICHAEL R. KERSTEN, RPLS 6677  
MICHAEL@CT-LANDSURVEYING.COM  
940.206.3577

CATEGORY 1A CONDITION II  
TITLE SURVEY  
**39.966 ACRES**  
IN THE SAMUEL MCFARLAND SURVEY  
ABSTRACT NO. 558  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS