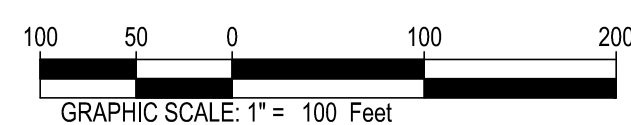
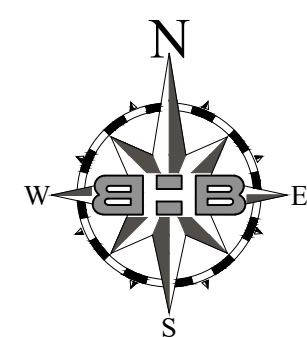


VICINITY MAP - NTS
COLLINS COUNTY, TEXAS



LEGEND

- AE.....Access Easement
- CIRF.....Found 1/2 Inch Capped Iron Rod Marked "Geer 4117"
- CIRF 5560.....Found 5/8 Inch Capped Iron Rod Marked "5560"
- DE.....Drainage Easement
- IPF.....Found 1/2 Iron Pipe
- IRS.....Set 5/8 Inch Capped Iron Rod Marked "BHB INC"
- OPRCCT.....Official Public Records, Collin County, Texas
- UE.....Utility Easement

GENERAL NOTES

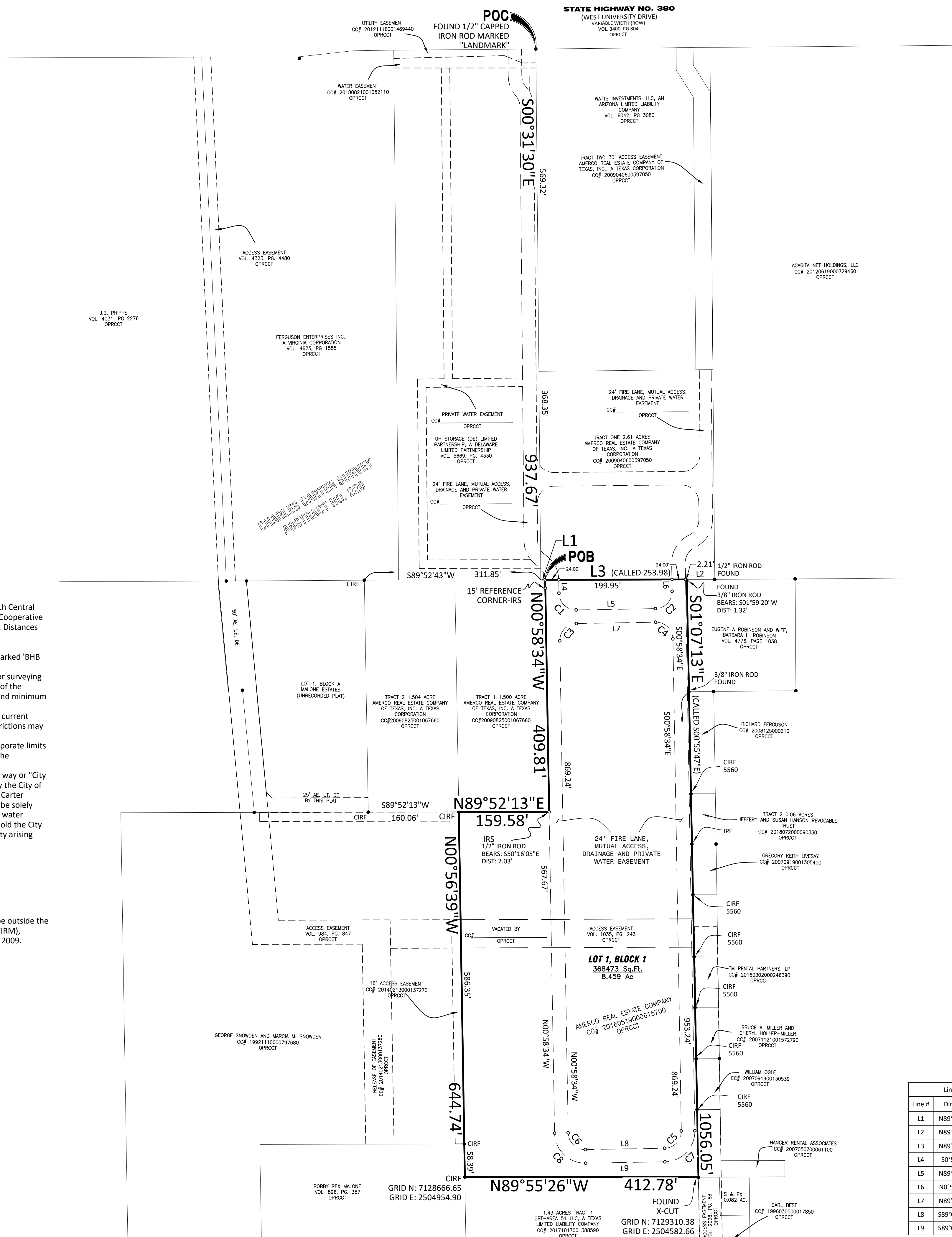
1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. All distances shown are at ground.
3. All property corners are set 5/8 inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
5. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
6. All proposed lots situated entirely outside the city's corporate limits and within the city's extrajurisdictional jurisdiction comply with the requirements of the subdivision ordinance.
7. Water and sewer systems located within public right of way or "City of McKinney" easements shall be operated and maintained by the City of McKinney. The owner of tracts 6,66,70, of ABS A0220 Charles Carter Survey Sheet 1 with traversing private water easements shall be solely responsible for the operation and maintenance of the private water system within said lots. The owner and owners shall further hold the City of McKinney harmless from any damages to person or property arising from such maintenance responsibility.

FLOOD ZONE NOTE

This subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per Flood Insurance Rate Map (FIRM), Community Panel Number 48085C0255J, Map Revised June 02, 2009.



3801 William D. Tate Ave, Ste 500 Grapevine, TX 76051
 rallen@bhinc.com • 817.251.8550 • bhinc.com
 TBPE Firm #44 • TBPLS FIRM #10011302
 PROJECT NO. 2019.017.000



LEGAL DESCRIPTION

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL PERSONS BY THESE PRESENT §

WHEREAS, Amerco Real Estate Company, being the said owners of the herein described property to wit:

BEING a tract of land situated in the Charles Carter Survey, Abstract No. 220, Collin County, Texas, same being a tract of land as described by deed to Amerco Real Estate Company as recorded in County Clerk's Instrument No. (CCH), 20160519000615700, Official Public Records, Collin County, Texas, (OPRCCT), and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra Systems RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

COMMENCING at a 1/2-inch capped iron rod marked "LANDMARK" in the south right-of-way line of State Highway No. 380 (a variable width right-of-way), same being the northeast corner of a tract of land as described by deed to UH Storage Limited Partnership as recorded in Volume 5669, Page 4330, OPRCCT, and being the northwest corner of a tract of land as described by deed to Watts Investments, LLC as recorded in Volume 6042, Page 3080, OPRCCT;

THENCE South 00°31'30" East, with the common line between the said UH Storage tract and the said Watts Investments, LLC tract, passing at a distance of 569.32 feet to a point for the southwest corner of said Watts Investments, LLC tract, same being the northwest corner of Tract one as described by deed to Amerco Real Estate Company of Texas, Inc., as recorded in CCH 2009040600397050, OPRCCT and now continuing with the common line between the said Amerco tract as recorded in CCH 2009040600397050, OPRCCT and the said UH Storage tract, in all for a total distance of 937.67 feet to a point for the Southeast corner of said UH Storage tract, same being the southwest corner of said Amerco tract as recorded in CCH 2009040600397050, OPRCCT and being in the north line of Tract 1 as described by deed to Amerco Real Estate Company of Texas, Inc., as recorded in CCH 20090825001067660, OPRCCT;

THENCE North 89°52'43" East, with the common line between the said Amerco tract as recorded in CCH 2009040600397050, OPRCCT and the said Amerco tract as recorded in CCH 20090825001067660, OPRCCT, a distance of 7.81 feet to the POINT OF BEGINNING of the hereon described tract from which a 1/2-inch capped iron rod marked "GEER 4117" (CIRF) found for the northwest corner of Tract 2 as described by deed to Amerco Real Estate Company of Texas, Inc., as recorded in CCH 20090825001067660, OPRCCT, bears South 89°52'43" West, a distance of 319.66 feet;

THENCE North 89°52' 43" East, with the common line between the said Amerco tract as recorded in CCH 2009040600397050, OPRCCT, and the aforementioned Amerco tract as recorded in CCH 20160519000615700, OPRCCT, a distance of 250.16 feet to the northeast corner of the said Amerco tract as recorded in CCH 2009040600397050, OPRCCT, and the aforementioned Amerco tract as recorded in CCH 2009040600397050, OPRCCT, from which a found 3/8-inch iron rod bears South 01°59'20" West, a distance of 1.32 feet and from which a found 1/2-inch iron rod for the southeast corner of the said Amerco tract as recorded in CCH 2009040600397050, OPRCCT, same being the southwest corner of a tract of land as described by deed to Agarita Net Holdings, LLC, as recorded in CCH 20120619000729460, OPRCCT bears North 89°52'43" East, a distance of 49.46 feet;

THENCE South 01°07'13" East, with the common line between the Amerco tract as recorded in CCH 20160519000615700, OPRCCT and the said Robinson tract, passing at a distance of 198.35 feet a 3/8-inch found for the southwest corner of the said Robinson tract, same being the northwest corner of a tract of land as described by deed to Hanger Rental Associates, as recorded in CCH 2007050700061100, OPRCCT, and now continuing with the common line between the said Amerco tract as recorded in CCH 20160519000615700, OPRCCT and the said Hanger Rental Associates tract, in all for a total distance of 1056.05 feet to an "X"-cut found for the southeast corner of the said Amerco tract as recorded in CCH 20160519000615700, OPRCCT, same being the southwest corner of the said Hanger Rental Associates tract, and being the northwest corner of a tract of land described by deed to Carl Best, as recorded in CCH 1996030500017850, OPRCCT, and also being the northeast corner of tract one as described by deed to GBT-Area 51, LLC, as recorded in CCH 20171017001388590, OPRCCT;

THENCE North 89°55'26" West, with the common line between the said Amerco tract as recorded in CCH 20160519000615700, OPRCCT and the said GBT-Area 51, LLC tract, a distance of 412.78 feet to a (CIRF) for the southwest corner of the said Amerco tract as recorded in CCH 20160519000615700, OPRCCT, same being the northwest corner of the said GBT-Area 51, LLC tract, and being in the east line of tract of land described by deed to Bobby Rex Malone, as recorded in Volume 896, Page 357, OPRCCT;

THENCE North 00°56'39" West, with the common line between the said Amerco tract as recorded in CCH 20160519000615700, OPRCCT and the said Bobby Rex Malone, passing at a distance of 58.39 feet a CIRF for the northeast corner of the said Bobby Rex Malone tract, same being the southeast corner of a tract of land as described by deed to George Snowden and Marcia M. Snowden, as recorded in CCH 19921110000797680, and now continuing with the common line between the said Amerco tract as recorded in CCH 20160519000615700, OPRCCT, and the said Snowden tract in all for a total distance of 644.74 feet to a 1/2-inch capped iron rod marked "LANDMARK" in the south right-of-way line of State Highway No. 380 (a variable width right-of-way), same being the northeast corner of a tract of land as described by deed to Eugene A. Robinson and wife, Barbara L. Robinson, as recorded in Volume 4776, Page 1038, OPRCCT, from which a found 3/8-inch iron rod bears South 01°59'20" West, a distance of 1.32 feet and from which a found 1/2-inch iron rod for the southeast corner of the said Amerco tract as recorded in CCH 20090825001067660, OPRCCT, same being the southeast corner of Tract 2 of the aforementioned Amerco tract as recorded in CCH 20090825001067660, OPRCCT, and also being the southwest corner of Tract 1 of the said Amerco tract as recorded in CCH 20090825001067660, OPRCCT, from which a CIRF for the southwest corner of said Tract 2 bears South 89°52'13" West, a distance of 160.06 feet;

THENCE North 89°52'13" East, with the common line between the said Amerco tract as recorded in CCH 20160519000615700, OPRCCT and Tract 1 of the said Amerco tract as recorded in CCH 20090825001067660, OPRCCT, a distance of 159.58 feet to a 5/8 inch capped iron rod marked "BHB INC" set for a re-entrant corner of the said Amerco tract as recorded in CCH 20160519000615700, OPRCCT, same being the southeast corner Tract 1 of the said Amerco tract as recorded in CCH 20090825001067660, OPRCCT from which a 1/2-inch iron rod bears South 50°16'05" East, a distance of 2.03 feet;

THENCE North 00°58'34" West, continuing with the said common line, at 394.81 feet pass a 5/8 inch capped iron rod marked "BHB INC" set for reference corner and continuing a to a total distance of 409.81 feet to the POINT OF BEGINNING and containing 368,473 square feet or 8.459 acres of land more or less.

OWNERS CERTIFICATE OF DEDICATION

NOW, THEREFORE KNOW ALL PERSONS BY THESE PRESENTS §

THAT, Amerco Real Estate Company, by and through the undersigned, its duly authorized agent, does hereby adopt this final plat designating the herein above described property as Lot 1, Block A, Uhaul 380 South Addition an addition to Collin County, Texas, and I (we) do hereby dedicate the rights-of-way, and easements shown thereon to the public's use unless otherwise noted.

WITNESS my (our) hand(s), this _____ day of _____, 2_____.

Amerco Real Estate Company

Matt Merrill, Area Vice President

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Matt Merrill, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____, 2019.

Notary Public

SURVEYOR'S CERTIFICATION

I, Robert P. Allen, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. This survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

Robert P. Allen, RPLS No. 6495

Date: July 3, 2019

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in and for said county and state on this day personally appeared Robert P. Allen, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the _____ day of _____, 2019.

Notary Public

Line #	Direction	Length
L1	N89°52'43"E	7.81
L2	N89°52'43"E	49.46
L3	N89°52'43"E	250.16
L4	S0°58'34"E	23.88
L5	N89°01'26"E	139.92
L6	N0°58'34"W	20.90
L7	N89°01'26"E	139.92
L8	S89°01'26"W	139.92
L9	S89°01'26"W	139.92

Curve #	Curve Table			
	Delta	Radius	Arc Length	Chord Bearing
C1	90°00'00"	30.00'	47.12'	S45°58'34"E 42.43'
C2	90°00'00"	30.00'	47.12'	N44°01'26"E 42.43'
C3	90°00'00"	30.00'	47.12'	N44°01'26"E 42.43'
C4	90°00'00"	30.00'	47.12'	S45°58'34"E 42.43'
C5	90°00'00"	30.00'	47.12'	S44°01'26"W 42.43'
C6	90°00'00"	30.00'	47.12'	N45°58'34"W 42.43'
C7	90°00'00"	54.00'	84.82'	S44°01'26"W 76.37'
C8	90°00'00"	54.00'	84.82'	N45°58'34"W 76.37'

Preliminary Final Plat
LOT 1, BLOCK A
UHAUL 380 SOUTH
ADDITION
 AN ADDITION TO COLLIN COUNTY, TEXAS
 8.459 ACRE TRACT OF LAND SITUATED WITHIN THE
CHARLES CARTER SURVEY, ABSTRACT No. 220
COLLIN COUNTY, TEXAS