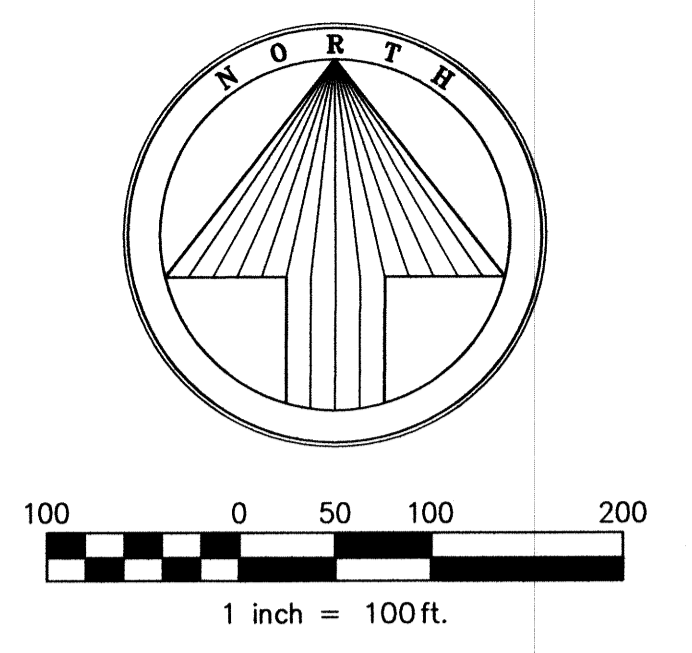
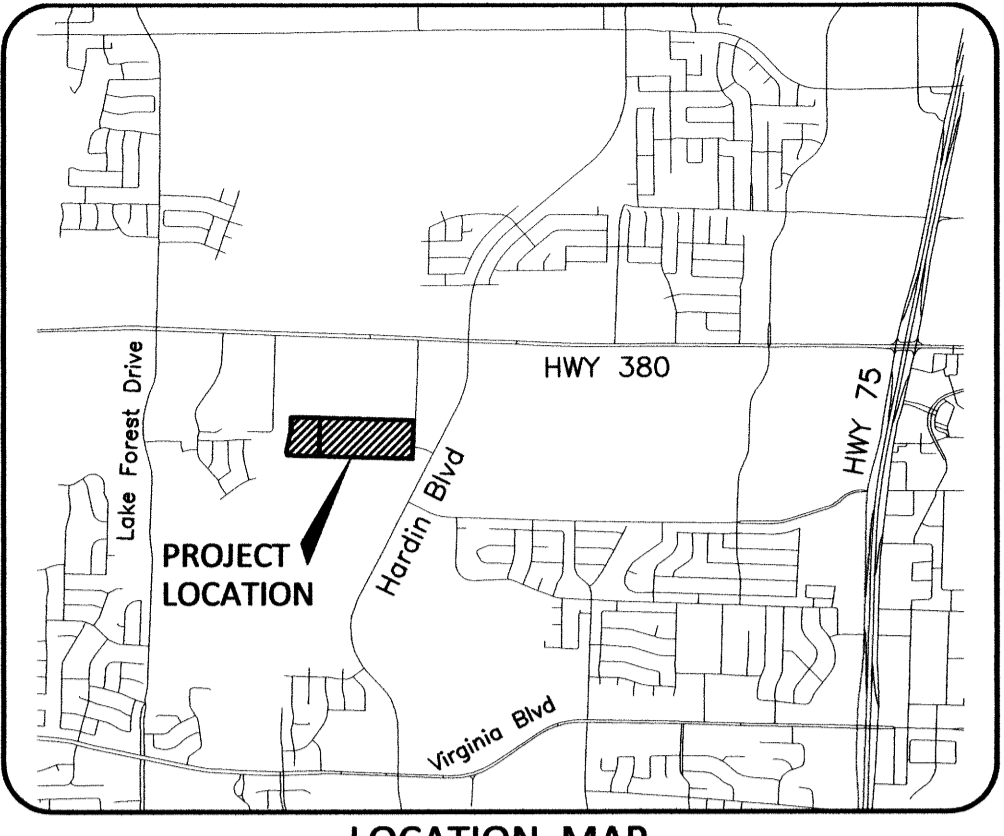


Line #	Length	Direction
BL1	49.41'	N 20°33'12" W



Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

**NOTES:**

- All proposed lots in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.
- A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the home owner's association shall be reviewed for approval by the City of McKinney.
- All home owners shall maintain floodplain area within their platted lot.
- All common areas shall be dedicated as pedestrian and bicycle access easement per this plat.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Common Area Lots 1, 2, 3, & 4 Block X are to be owned and maintained by the H.O.A. These lots are "non-buildable" and are for landscape and screening wall purposes only.

**Legend**

- 1/2" IR Iron Rod Set
- 1/2" RF Iron Rod Found
- BL Building Line Setback
- R.O.W. Right Of Way
- D.E. Drainage Easement
- S.S.E. Sanitary Sewer Easement
- W.E. Water Easement
- H.O.A. Home Owners Association
- (S) State Plane Coordinates
- W.M.E. Wall Maintenance Easement
- U.A.E. Utility and Access Easement
- P.U.D.S.E. Public Utility, Drainage and Street Easement
- A.E. Access Easement
- S.V.E. Sight Visibility Easement
- C.A. Common Area
- ◆ Street Name Change

CITY OF MCKINNEY TRACT 2 VOL. 5870, PG. 3917 DRCCT

COCKRILL MIDDLE SCHOOL MCKINNEY I.S.D. TRACT 3 VOL. 5870, PG. 3893 DRCCT

MCKINNEY I.S.D. DOC. NO. 20070612000799120

HEADINGTON REALTY & CAPITAL, L.P. TRACT II VOL. 4836, PG. 851 DRCCT

**METES AND BOUNDS DESCRIPTION**

BEING a tract of land situated in the W. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being all of a tract of land conveyed to J.W. Cunningham according to the deed recorded in Volume 621, Page 250 and a portion of a tract of land conveyed to McKinney ISD according to the deed recorded in Volume 5870, Page 3893, and all of a tract of land conveyed to McKinney ISD according to the deed recorded in Volume 5870, Page 3878, Deed Records Collin County, Texas (DRCCT)

COMMENCING at an "X" found in the approximate centerline of Bois D' Arc road (an undedicated right-of-way) and being in the west line of Crowe Lane and being the northeast corner of said McKinney ISD tract;

THENCE, N 88°29'08" W, 30.00 feet along the south line of said Cunningham tract and the north line of said McKinney ISD tract to the POINT OF BEGINNING;

THENCE, N 88°29'08" W, 1596.30 feet along the south line of said Cunningham tract and the north line of said McKinney ISD tract and continuing to the west line of said McKinney ISD tract;

THENCE, along the west line of said McKinney ISD tract the following;

N 20°33'12" W, a distance of 49.41 feet;

N 28°57'00" W, a distance of 515.63 feet to the south line of a tract of land conveyed to Denvil Mixon recorded in Volume 737, page 751 (DRCCT);

THENCE, S 89°03'28" E, 313.66 feet along the south line of said Mixon tract to the common corner between said McKinney ISD tracts;

THENCE, S 89°23'39" E, 379.66 feet continuing along the south line of said Mixon tract to a 5/8" iron rod found for corner;

THENCE, S 88°30'44" E, 1189.36 feet continuing along said south line to a point in the future west right-of-way line of said Bois D' Arc road;

THENCE, S 02°14'21" W, 499.99 feet to the PLACE OF BEGINNING with the subject tract containing 864, 897 square feet or 19.855 acres of land.

**CONCEPT PLAN**

**BACON TRACT**

86 SF RESIDENTIAL LOTS, AND 4 COMMON AREAS  
 LOTS 1-22 BLOCK A, LOTS 1-30 BLOCK B,  
 LOTS 1-23 BLOCK C, LOTS 1-11 BLOCK D  
 19.855 ACRES OUT OF THE  
 W. HUNT SURVEY, ABSTRACT NO. 450  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**OWNER / APPLICANT**  
 MEGATEL HOMES III, LLC  
 5512 W. Plano Pkwy.  
 Plano, Texas 75093  
 Telephone: (972) 339-0159  
 Contact: Zach Ipour

**ENGINEER / SURVEYOR**  
 Spiars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, TX 75075  
 Telephone: (972) 422-0077  
 TBPE No. F-2121  
 Contact: Matt Dorsett