

COMEGY LEGAL DESCRIPTION

Being a 4.072 acre parcel of land located in the William Ryan Survey, ABSTRACT NO. 746, also being a portion of that land deeded to George Comegy, ET AL, recorded in Volume 1198, Page 392 of the DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), Being a portion of Lot 1, Block A of the unrecorded plat of Park Central Addition, lying north and west of a tract of land as deeded to the City of McKinney recorded in Volume 2530, Page 444, called 1.842 acre parcel, more particularly described as follows:

COMMENCING at a iron rod found for the northeast corner of Lot 1 of the Final Plat of Eldorado Place Apartments as recorded in Volume J of Plats on Page 521 D.R.C.C.T., Said point being the northwest corner of Lot 2 of said Eldorado Place Apartments, said point being South 80°05'11" West, a distance of 755.02 feet from a found iron rod at the point of curve on the north line of said Lot 2 being the South Right of Way line of Park Central Drive;

THENCE southwesterly along the arc of a non tangent curve to the right with a radius of 687.81, a central angle of 31°19'49", a chord bearing of South 80°15'45" West, a chord distance of 371.44 feet for an arc length of 376.10 feet ;

THENCE continuing along the southern Right of Way line of said Park Central Drive North 83°52'30" West for a distance of 70.49 feet to a point which is on the south Right of Way line of said Park Central Drive and the eastern Right of Way line of U.S Highway No.75, a variable width public Right of Way, said point being a found Texas Department of Transportation Brass cap monument, 2 foot subsurface;

THENCE North 05°49'50" East along said Highway No. 75 Right of Way for a distance of 150.59 feet to a point for corner;

THENCE North 01°49'35" East for a distance of 75.00 feet to a point for corner;

THENCE North 15°51'45" East for a distance of 61.85 feet to a point for corner;

THENCE North 12°12'36" West for a distance of 61.85 feet to a point for corner;

THENCE North 01°49'35" East for a distance of 299.93 feet to a point for corner;

THENCE North 03°01'04" West for a distance of 301.04 feet to a point for corner;

THENCE North 01°49'35" East for a distance of 716.71 feet to a Set No.4 by 18 inch rebar with cap "BW2 " said point being the Point of Beginning of this description, said point being the northwest corner of a called 1.842 acre City of McKinney parcel;

THENCE continuing along said Right of Way North 01°49'35" East for a distance of 483.29 feet to a Set No.4 by 18 inch rebar with cap "BW2 ";

THENCE North 18°31'32" East for a distance of 104.40 feet to a Set No.4 by 18 inch rebar with cap "BW2 ", said point being at Highway Station 772+03.79, 210.00 feet right as per right of way plan Sheet No.6, Right of Way bearings and distances are according to this plan;

THENCE North 00°43'10" East for a distance of 66.00 feet to a point which is the northerly corner of Said Lot 1, and a corner of a called 28.525 acre tract of land as per deed Volume 2143, Page 159 D.R.C.C.T., owned by the City of McKinney;

Thence southerly and easterly along the following eight calls, said calls being on the common boundary between said 28.525 City of McKinney tract and the northerly line of said Lot 1;

THENCE South 24°00'50" East for a distance of 78.80 feet to a Set No.4 by 18 inch rebar with cap "BW2 ";

THENCE South 09°53'50" East for a distance of 105.00 feet to a Set No.4 by 18 inch rebar with cap "BW2 ";

THENCE South 26°53'50" East for a distance of 55.10 feet to a Set No.4 by 18 inch rebar with cap "BW2 ";

THENCE South 71°38'50" East for a distance of 145.00 feet to a Set No.4 by 18 inch rebar with cap "BW2 ";

THENCE North 37°06'10" East for a distance of 66.30 feet to a Set No.4 by 18 inch rebar with cap "BW2 ";

THENCE North 27°53'50" West for a distance of 87.20 feet to a Set No.4 by 18 inch rebar with cap "BW2 ";

THENCE North 50°04'10" East for a distance of 73.80 feet to a Set No.4 by 18 inch rebar with cap "BW2 ";

THENCE South 38°44'50" East for a distance of 100.38 feet to a Set No.4 by 18 inch rebar with cap "BW2 " said point being the most northerly corner of said City of McKinney called 1.842 acre tract, Volume 2530, Page 444 D.R.C.C.T.;

THENCE South 00°49'45" West along the west line of said City of McKinney 1.842 acre called tract for a distance of 488.81 feet (Deed 488.93 feet) to a Set No.4 by 18 inch rebar with cap "BW2 ", said point being the inner el corner of said 1.842 acre City of McKinney tract;

THENCE North 88°10'25" West along the north line of said called 1.842 acre City of McKinney tract for a distance of 373.80 feet (Deed 373.80 feet) to the Point of Beginning of this description the northwest corner of said called 1.842 acre City of McKinney tract;

Said described tract contains 4.072 acres more or less.

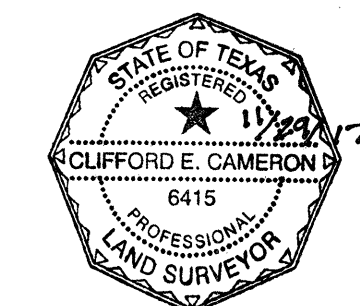
Bearings are based on the TEXAS COORDINATE SYSTEM, N.A.D. 83 (1993 ADJ.), NORTH CENTRAL ZONE, 4202.

HORIZONTAL DATUM IS BASED ON STATE PLANE COORDINATES (NAD 83), FOR THE STATE OF TEXAS, NORTH CENTRAL ZONE, 4202 AT SURFACE WITH A SCALE FACTOR OF 1.000152710, ABOUT 0,0

No Title information was provided for this survey.

I, CLIFFORD E. CAMERON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

DATED THIS THE 29 DAY OF July, 2017



Clifford E. Cameron
CLIFFORD E. CAMERON, RPLS #6415
BW2 ENGINEERS, INC.
TBPLS FIRM NO. 10022000
EXPIRES 12-31-2017



BW2 Engineers, Inc.
1919 S. Shiloh Road
Suite 500, L.B. 27
Garland, Texas 75042
(972) 864-8200 (T) (972) 864-8220 (F)
Firm Registration No. F-5290

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 80°05'11" E	755.02'
L3	N 05°49'50" E	150.59'
L4	N 01°49'35" E	75.00'
L5	N 15°51'45" E	61.85'
L6	N 12°12'36" W	61.85'
L7	N 01°49'35" E	299.93'
L8	N 03°01'04" W	301.04'
L10	N 01°49'35" E	716.71'
L12	N 88°10'25" W	373.80'
L13	S 00°49'45" W	488.81'
L14	S 38°44'50" E	100.38'
L15	N 50°04'10" E	73.80'
L16	N 27°53'50" W	87.20'
L17	N 37°06'10" E	66.30'
L18	S 71°38'50" E	145.00'
L19	S 26°53'50" E	55.10'
L20	S 09°53'50" E	105.00'
L21	S 24°00'50" E	78.80'
L22	N 00°43'10" E	66.00'
L23	S 88°10'30" E	210.00'
L24	N 18°31'32" E	104.40'
L25	N 01°49'35" E	483.29'
L26	S 78°51'26" E	110.00'
L27	N 83°52'30" W	70.49'

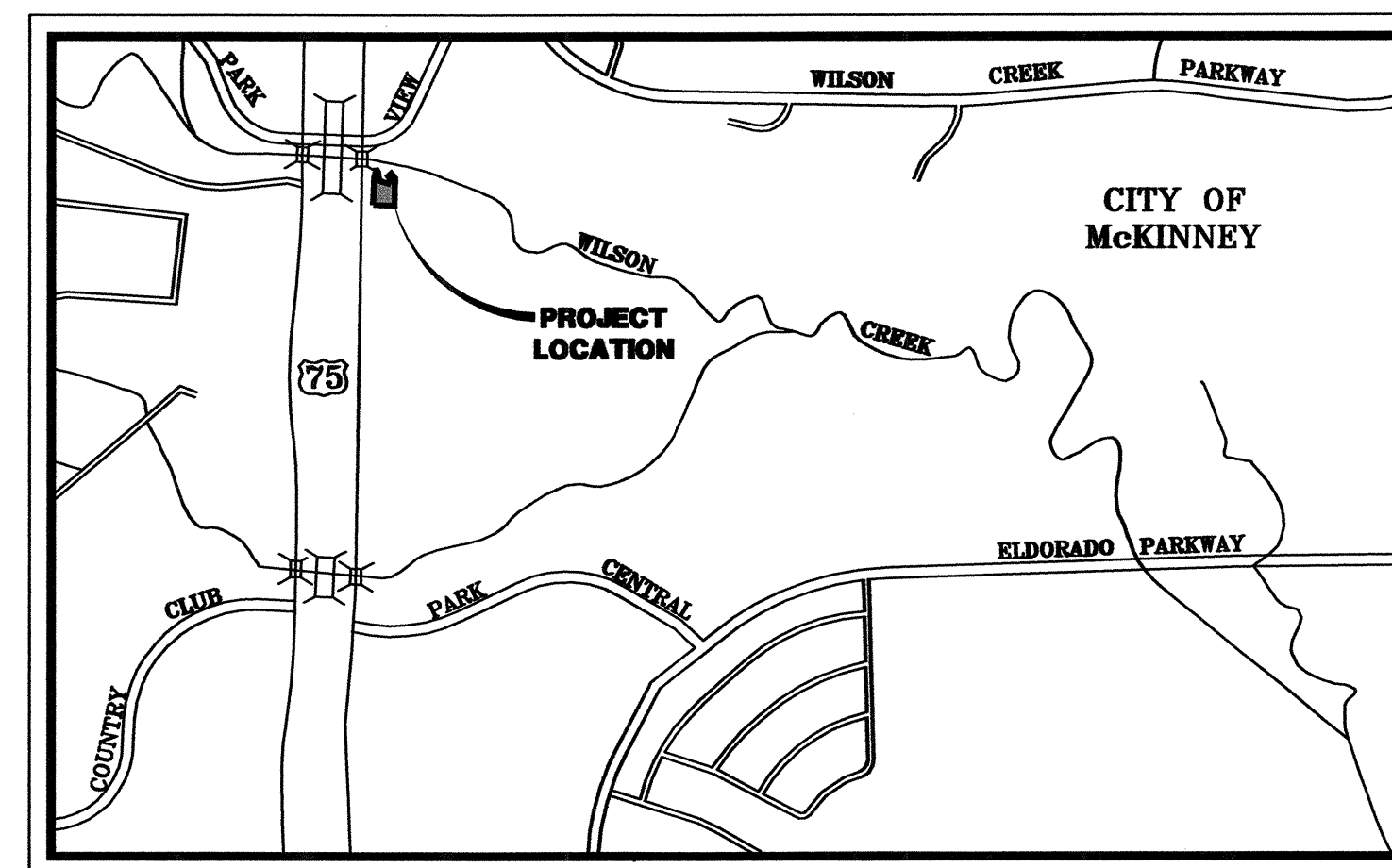
CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	720.00'	38°10'44"	479.77'	S 82°03'11" W	470.94'
C2	687.81'	01°38'01"	19.61'	N 63°46'50" E	19.61'
C3	687.81'	31°19'49"	376.10'	N 80°15'45" E	371.44'

LEGEND

- ◆ INDICATES IRON ROD FOUND
- ◆ IRF
- ◆ INDICATES IRON ROD SET (NO.4 X 18 INCH REBAR) WITH #BW2 CAP
- ◆ IRS
- ◆ INDICATES SQUARE CUT
- ◆ SC
- ◆ INDICATES FOUND TXDOT MONUMENT BRASS CAP
- ◆ TM
- ◆ P.O.B. POINT OF BEGINNING
- ◆ P.O.C. POINT OF COMMENCING

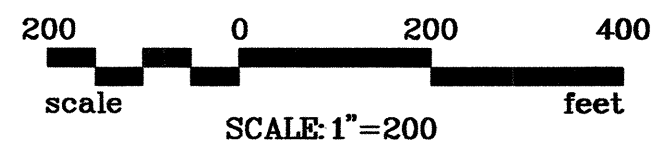
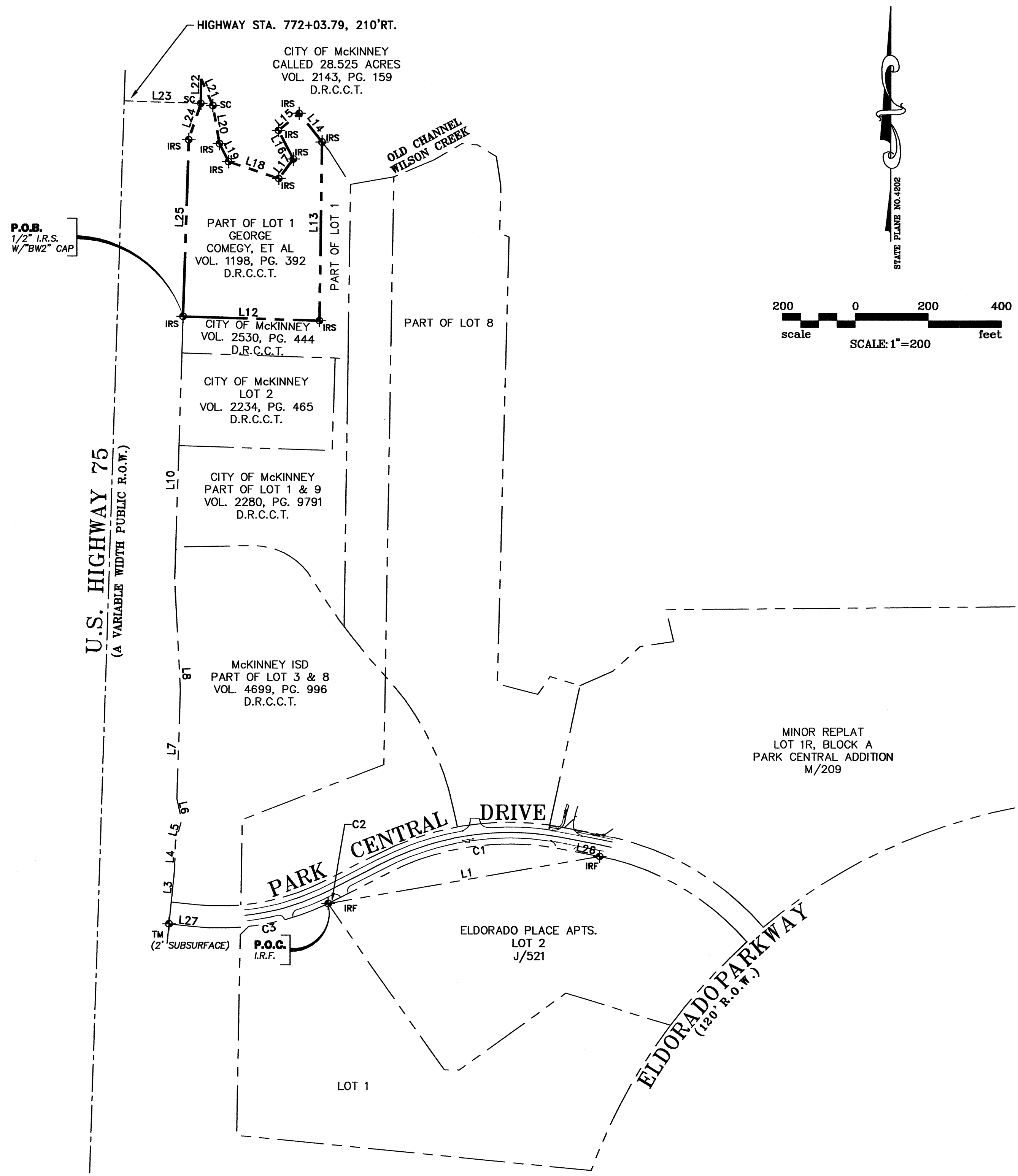
LOCATION MAP - N.T.S.



BOUNDARY SURVEY
CITY OF McKinney
A PORTION OF LOT 1, BLOCK A
OF THE UNRECORDED PLAT OF PARK CENTRAL ADDITION
COLLIN COUNTY, TEXAS.
BEING 4.072 ACRES OF LAND LOCATED IN THE
WILLIAM RYAN SURVEY,
ABSTRACT No. 746

JUNE 2017

SHEET 1 OF 1



STATE PLANE NO. 4202