The British Builder, LLC Metes and Bounds Description: (6.178 Acres) Document No. 20131029001474390, Being a tract of land, situated in the Ed Bradley Survey, Abstract No. 85, in the City of McKinney, Collin County, Texas, and being O.P.R.C.C.T. all of that tract of land described by deed to City of McKinney/Collin County/Collin County CCD and McKinney Independent School SHADED ZONE "AE" District (herein after referred to as McKinney Tract), as recorded under Document No. 20130626000885280, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows: ABBREVIATIONS LEGEND **COMMENCING** at a 1/2" iron rod found for the southwesterly corner of a called 52.996 acre tract of land, described by deed to ⊘mmon Area E−1 Lot 4 Buffalo-Wilson Creek Associates, LLC, as recorded under County Clerk's File No. 96-0101236, of the Deed Records, Collin County, Common Area & Drainage Easement I.R.F. = Iron Rod Found Texas (D.R.C.C.T.), said corner being in the northerly monumented line of Wilson Creek Parkway, said corner also being in a curve , Vol. 2014, Pg. 15, M.R.C.C.T. to the left, having a radius of 3548.51', a central angle of 08°51'29", and a chord which bears, North 86°12'58" East, a chord (C.M.) = Controlling Monument S32°40'31"E C.I.R.F. = Capped Iron Rod Found Thence along said curve to the left, along said northerly monumented line of Wilson Creek Parkway, an arc length of 548.61' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the C.I.R.S. = 1/2" iron rod with yellow plastic cap POINT OF BEGINNING of the herein described property, same being the most southerly southwest corner of said McKinney Tract, said stamped "RPLS 5686" set corner also being at the beginning of a non-tangent curve to the right, having a radius of 760.00', a central angle of 17°28'47", and a chord which bears, North 00°08'00" West, a chord distance of 230.96'; M.R.C.C.T. = Map Records, Collin County, Texas Thence along said curve to the right, in a northwesterly direction, an arc length of 231.86' to a capped iron rod set at the end D.R.C.C.T. = Deed Records, Collin County, Texas O.P.R.C.C.T. = Official Public Records, Collin County, Texas **THENCE** North 08°36'24" East, along a southerly west line of said McKinney Tract, a distance of 79.75' to a capped iron rod set; **THENCE** North 81°23'36" West, along the most westerly south line of said McKinney Tract, a distance of 297.87' to a capped iron rod set, said corner being in the southeasterly line of Common Area E-1, of **CHAPEL HILL PHASE 2A**, an addition to the City of N57°19'29"E 10.89' McKinney, as recorded in Volume 2014, Page 15, of the Map Records, Collin County, Texas (M.R.C.C.T.); S32°40'31"E **THENCE** along the common line between said Common Area E—1 and said McKinney Tract, the following courses and distances: 5/8" I.R.F. Bears; -S70°23'02"W 3.54' North 51°03'44" East, a distance of 21.23' to a capped iron rod set at the beginning of a curve to the left, having a radius Lot 16 of 200.00', a central angle of 40°53'09", and a chord which bears, North 30°37'09" East, a chord distance of 139.71'; Thence along said curve to the left, in a northeasterly direction, an arc length of 142.72' to a capped iron rod set; Radius=390.00' North 10°10'34" East, a distance of 129.03' to a capped iron rod set; Arc Length=/134.25'-S57°19'29"W Delta=19/43'24" Lot 17 South 88°33'34" East, a distance of 177.10' to a capped iron rod set at the beginning of a non-tangent curve to the left, having a radius of 25.00', a central angle of 25°15'13", and a chord which bears, North 09°39'47" West, a chord distance Chrd. Brng.=N32°09'17"W 5/8" C.I.R.F. "PETITT - RPLS 4087" Chord=133.59' Thence along said curve to the left, in a northwesterly direction, an arc length of 11.02' to a capped iron rod set at the 5/8" C.I.R.F. "PETITT - RPLS 4087" beginning of a curve to the left, having a radius of 390.00', a central angle of 19°43'24", and a chord which bears, North 32°09'17" West, a chord distance of 133.59' /S88°33'34"E 177.10' Lot 18 Radius=25.00' Thence along said curve to the left, in a northwesterly direction, an arc length of 134.25' to a capped iron rod set, from -Arc Length=11.02' which a 5/8" iron rod found bears, South $70^{\circ}23'02$ " West, a distance of 3.54'; Delta=25°15'13" North 47°51'51" East, a distance of 168.66' to a capped iron rod set for corner, from which a 5/8" iron rod found Chrd. Brng.=N09°39'47"W bears, North 29°57'00" East, a distance of 5.88'; Chord=10.93' **THENCE** North 57°19'29" East, along a northwesterly line of said McKinney Tract, a distance of 55.00' to a 5/8" iron rod with a plastic cap stamped "PETITT - RPLS 4087" found (herein after referred to as a capped iron rod found), said corner being the most westerly corner of **PINEHURST ADDITION PHASE 1A**, an addition to the City of McKinney, as recorded in Volume M, Pages Lot 20 226-227, of the Map Records, Collin County, Texas (M.R.C.C.T.); Common Ar∲a E−1 Common Area & Drainage Easement THENCE along the common line between said PINEHURST ADDITION PHASE 1A and said McKinney Tract, the following courses and City of McKinney/Collin County Collin County CCD and McKinney South 32°40'31" East, passing a capped iron rod found at a distance of 100.00' and continuing in all a total distance of Independent School District 150.00' to a capped iron rod found, in the southeasterly monumented line of Baker Street; Document No. 20130626000885280, North 57°19'29" East, a distance of 10.89' to a capped iron rod found for corner; O.P.R.C.C.T. South 32°40'31" East, a distance of 37.86' to a capped iron rod found for corner; Lot 22 269,110 Sq. Ft. South $48^{\circ}00'11''$ East, a distance of 432.35' to a 5/8'' iron rod found for corner; 6.178 Acres South 41°59'49" West, a distance of 127.07' to a 1/2" iron rod found for corner; Lot 23 South 15°54'27" West, a distance of 12.49' to a capped iron rod set for corner; **THENCE** North 81°23'36" West, along the most easterly south line of said McKinney Tract, a distance of 386.23' to a capped iron Shaded Zone "X" Lot 24 Zone "X" Approximate Location of N51°03'44"E THENCE South 08°36'24" West, along the most southerly east line of said McKinney Tract, a distance of 84.86' to a capped iron 500-year Flood Plain as (See Note No. 1) 21.23' rod set at the beginning of a curve to the left, having a radius of 700.00', a central angle of 17°29'55", and a chord which bears, Scaled from FEMA Map South 00°08'34" East, a chord distance of 212.96': Thence along said curve to the left, in a southeasterly direction, an arc length of 213.79' to a capped iron rod set in the Lot 25 aforementioned northerly monumented line of Wilson Creek Parkway; THENCE South 81°06'29" West, along said northerly monumented line of Wilson Creek Parkway, a distance of 17.94' to a capped N81°23'36"W iron rod set at the beginning of a curve to the right, having a radius of 3548.51', a central angle of 08°51'29", and a chord which bears, South 81°26'51" West, a chord distance of 42.06'; Lot 27 Thence along said curve to the right, in a southwesterly direction, an arc length of 42.06' to the POINT OF BEGINNING and containing 6.178 acres of land, more or less. -S41°59'49"W 127.07' ~S15°54'27"W 12.49' Remiander of that Called 52.996 Acres Buffalo-Wilson Creek GRAPHIC SCALE Remiander of that Called Associates, LLC 52.996 Acres C.C.F.# 96-0101236, D.R.C.C.T. Buffalo-Wilson Creek Associates, LLC C.C.F.# 96-0101236, D.R.C.C.T. (IN FEET) 1 inch = 50 ft.Lot 30 Radius=2039.64' Arc Length=133.78' Delta=03°45'29" SHADED ZONE "AE" Chrd. Brng.=N89°01'05"E Chord=133.76' 1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No(s). 48085C0260J and - N46°34'05"E 21.35 48085C0270J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "X", described by said map to be, "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with **POINT OF** average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by 1/2" I.R.F. Bears; S46°52'34"E 0.57 levees from 1% annual chance flood" and also in and in Shaded Zone "AE", described by said map to be, **BEGINNING** 'Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood". Base flood elevation **BOUNDARY SURVEY** determined to be 556'. 6.178 Acres 2. The surveyor has relied on the title commitment provided by the Title Company shown hereon, with regard to any easements, restrictions, or rights—of—way affecting the above described Property. No additional research Ed Bradley Survey, Abstract No. 85 regarding said easements, restrictions or rights—of—way has been performed by the surveyor. Chrd. Brng.=N86°12'58" SYMBOLS LEGEND City of McKinney, 114 114 -S81°06'29"W 3. Bearings are based on southwesterly line of PINEHURST ADDITION PHASE 1A, an addition to the City of McKinney, as recorded in Volume M, Pages 226-227, of the Map Records, Collin County, Texas, said bearing Collin County, Texas **─X** Wire Fence **₩** Water Valve being, South 48°00'11" East. Radius=3548.51'-∥ ∥ Wood Fence **○ WM** Water Meter Arc Length=42.06' Wilson Creek Parkway Delta=00°40'45" - Chain Link Fence 🗣 🛮 Fire Hyrdrant (called 100' right-of-way) Chrd. Brng.=N81°26'51"E • ICV | Irrigation Control Valve North Texas Concrete Surveyor's Certification: Chord=42.06' Sanitary Sewer Cleanout /// /// Asphalt Surveying, L.L.C. This survey was completed without the benefit of a current title commitment. Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat Sanitary Sewer Manhole ∴ Light Standard hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the Registered Professional Land Surveyors best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown. This survey **⊙stm** Storm Drain Manhole Guy Wire/Anchor MICHAEL B. ARTHUR substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a 1515 South McDonald St., Suite 110, Category 1A, Condition II, Survey. Utility Pole **⇔ GM** Gas Meter McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 Overhead Wires **⊗ GV** Gas Valve www.northtexassurveying.com Firm Registration No. 10074200 DATE: 06/06/2016 SCALE: 1" = 50'DRAWN BY: C.S.H. CHK'D. BY: M.B.A. JOB NO.: 2016-0061