

CITY OF MCKINNEY
MCDONALD STREET ABANDONMENT
0.033 ACRE

SITUATED in the City of McKinney, Collin County, Texas, in the Mary Standifer survey, abstract no. 811, being a part of the old McDonald Street right-of-way between Block 3 and Block 4 of the Shorts Addition, an unrecorded addition to the City of McKinney, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin set at the southeast corner of said Block 3, in the north right-of-way line of Anthony Street and in the old west right-of-way line of McDonald Street; same being the southeast corner of a tract of land recorded in volume 914, page 284;

THENCE North 00°20'11" West, with the east line of said Block 3, with the old west right-of-way line of said McDonald Street and with the east line of said tract in volume 914, page 284, passing at 100.00 feet the northeast corner of said tract in volume 914, page 284 and the southeast corner of the tract in volume 3485, page 376, continuing with the east line of said tract in volume 3485, page 376, in all, 198.20 feet to a point in the south line of of Lot 1R, Block C of the Downtown McKinney Mixed Use Addition recorded in volume 2018, page 818 of the Collin County plat records; an old fence post bears North 00°20'11" West, 1.80 feet;

THENCE South 88°25'45" East, with the south line of said Lot 1R, 12.30 feet to a 1/2-inch iron pin set in the west right-of-way line of State Highway 5; a 1/2-inch iron pin found bears South 88°25'45" East, 0.71 foot;

THENCE southerly with the west right-of-way line of said State Highway 5 as follows:

South 02°21'00" West, 119.10 feet to a concrete marker found at the P.C.

of a curve to the right;

Along said curve to the right, having a radius of 1095.92 feet, an arc

length of 79.12 feet, a central angle of 04°08'11", a chord direction of

South 04°25'06" West,, and a chord length of 79.10 feet to a point in the

north right-of-way line of Anthony Street; a "x" in concrete set at the northeast corner of

Block 8 of said Shorts Addition bears South 07°32'20" West, 40.26 feet;

THENCE North 88°57'29" West, with the north right-of-way line of said Anthony Street, 0.15 foot to the PLACE OF BEGINNING and containing 0.033 acre.

Office work completed December 31, 2018



Bruce Geer, Registered Professional Land Surveyor, No. 4117
1101 W. University Drive, McKinney, Texas 75069
Phone 972-562-3959 972-542-5751 fax



LOT 1R, BLOCK C
DOWNTOWN MCKINNEY
MIXED USE ADDITION
VOLUME 2018, PAGE 818 CCPR

S 88°25'45" E 12.30'
OLD FENCE POST FOUND
N 00°20'11" W 1.80'

MARY STANDIFER SURVEY
ABSTRACT NO. 811

HERITAGE GUILD OF
COLLIN COUNTY, TEXAS
VOLUME 3485, PAGE 376 CCPR

REMNANT OF
MCDONALD STREET
TO BE ABANDONED

ORIGINAL R.O.W. OF
MCDONALD STREET
NO R.O.W. DEED FOUND

BLOCK 3
SHORTS
ADDITION
UNRECORDED

0.033
ACRE

VOLUME 914
PAGE 284 CCPR

BEGINNING
1/2-INCH IPS
SOUTHEAST CORNER
BLOCK 3, SHORTS ADDITION

ANTHONY STREET
40' R.O.W.-PER CITY MAP
KOCH & FOWLER ENGINEERS
DATED 1950

S 07°32'20" W 40.26'

"X" IN CONC. SET

LEGEND

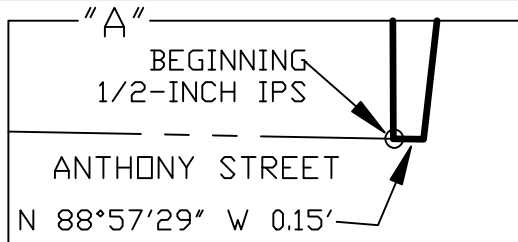
CCPR COLLIN COUNTY PLAT RECORDS
CCDR COLLIN COUNTY DEED RECORDS
IPS IRON PIN SET
IPF IRON PIN FOUND

OFFICE WORK FINISHED
ON DECEMBER 31, 2018

A LEGAL DESCRIPTION
ACCOMPANIES THIS SURVEY
MAP.

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

BRUCE GEER
REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 4117
1101 W. UNIVERSITY DRIVE
MCKINNEY, TEXAS 75069
972-562-3959
972-542-5751 FAX



1/2-INCH IPS, A 1/2-INCH IPF
BEARS S 88°25'45" E 0.71'

CENTER OF
HIGHWAY

STATE HIGHWAY NO. 5

MCDONALD STREET

100' R.O.W.

R.O.W. DEED

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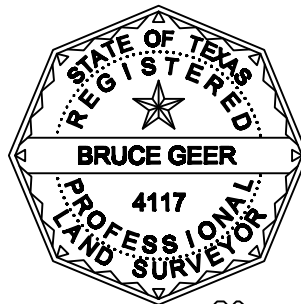
50'

50'

CONCRETE
R.O.W. MARKER
FOUND

C.A. = 04°08'11"
C.B. = S 04°25'06" W
R = 1095.92'
L = 79.12'
C = 79.10'

BEARING BASIS: WEST
R.O.W. LINE OF STATE
HIGHWAY NO. 5
CONTROLLING MONUMENTS:
CONC. MON. FOUND AT P.C.
WEST LINE HIGHWAY AT
221+43.7 AND CONC. MON.
FOUND AT P.C. AT STA.
225+03.9 WEST LINE
HIGHWAY



30 0 30
Scale: 1" = 30'

MCDONALD STREET
ABANDONMENT
0.033 ACRE

SHORTS ADDITION
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SHEET 1 OF 2