

EXHIBIT "A"

Subject
Property

P D

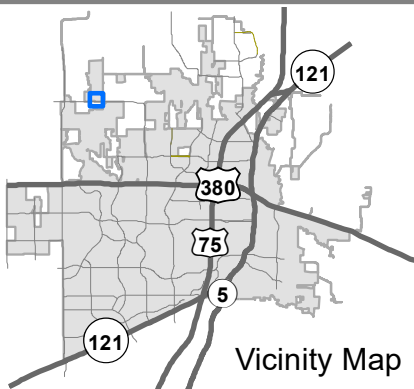
P D

VALDERAMA

ASTER PARK

FM 1461

SHARED DRIVEWAY

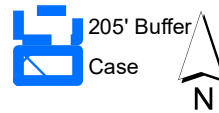


Vicinity Map

Location Map

ZONE2025-0074

0 150 300 Feet



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



EXHIBIT "B"

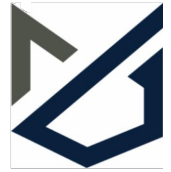


EXHIBIT "A" LEGAL DESCRIPTION FOR ASTER PARK, PHASE 6A COMMERCIAL TRACT

All that certain lot, tract, or parcel of land, situated in a portion of the Charles A. Burns Survey, Abstract No. 109, City of McKinney, Collin County, Texas, being part of that certain called 428.025 acre tract described as Tract 1A in a deed to Spur Aster Park Land, L.P. recorded in Instrument No. 2025000039018 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" capped iron rod found stamped "TXDOT" for the Northeast corner of a called 1.6508 acre tract as described in a deed to the State of Texas recorded in Instrument No. 2024000028604 (DRCCT) and being in the West right-of-way line of Aster Park Trail (variable width right-of-way dedication) as shown per the Final Plat of Aster Park, Phase 1A recorded in Book 2023, Page 887 of the Plat Records of Collin County, Texas (PRCCT);

THENCE South 88 deg. 32 min. 59 sec. West departing said West-right-of-way line and continue along the North line of said 1.6508 acre tract, a distance of 203.74 feet to a 5/8" capped iron rod found stamped "TXDOT";

THENCE North 79 deg. 54 min. 48 sec. West along said North line, a distance of 100.00 feet to a 5/8" capped iron rod found stamped "TXDOT";

THENCE South 88 deg. 32 min. 59 sec. West along said North line, a distance of 282.08 feet a 5/8" capped iron rod found stamped "TXDOT" for the Northwest corner of said 1.6509 acre tract, being in the West line of said 428.025 acre tract, and being in the centerline of Stover Creek;

THENCE in a northerly direction continue along said West line and centerline the following four (4) courses:

North 39 deg. 50 min. 27 sec. East, a distance of 112.91 feet;

North 49 deg. 32 min. 00 sec. East, a distance of 227.85 feet;

North 16 deg. 28 min. 43 sec. East, a distance of 77.14 feet;

North 14 deg. 28 min. 41 sec. West, a distance of 170.86 feet to an ell corner in said Aster Park, Phase 1A;

EXHIBIT "B"



THENCE North 79 deg. 19 min. 59 sec. East departing said West line and centerline and continue along a South line of said Aster Park, Phase 1A, a distance of 183.10 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as a 1/2" capped iron rod set;

THENCE South 79 deg. 13 min. 10 sec. East along said South line, a distance of 228.46 feet to a 1/2" capped iron rod set in the West right-of-way line of said Aster Park Trail, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 648.00 feet, a central angle of 10 deg. 55 min. 45 sec., and being subtended by a chord which bears South 03 deg. 58 min. 58 sec. West - 123.42 feet;

THENCE in a southerly direction continue along said West-right-of-way line the following five (5) courses:

Continue in a southerly direction along said West right-of-way line and curve to the left, a distance of 123.60 feet to a 1/2" capped iron rod set;

South 01 deg. 28 min. 54 sec. East tangent to said curve, a distance of 25.00 feet to a 1/2" capped iron rod set;

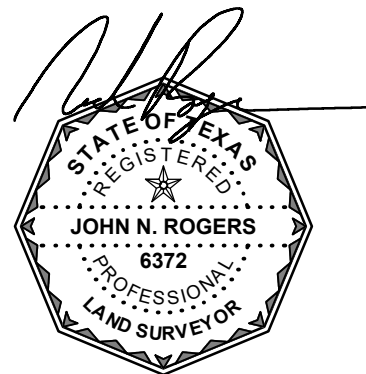
South 01 deg. 40 min. 17 sec. West, a distance of 100.00 feet to a 1/2" capped iron rod set;

South 01 deg. 28 min. 54 sec. East, a distance of 181.35 feet to a 1/2" capped iron rod set;

South 43 deg. 32 min. 02 sec. West, a distance of 56.55 feet to the **POINT OF BEGINNING**, containing 214,206 square feet or 4.917 acres of land, more or less.

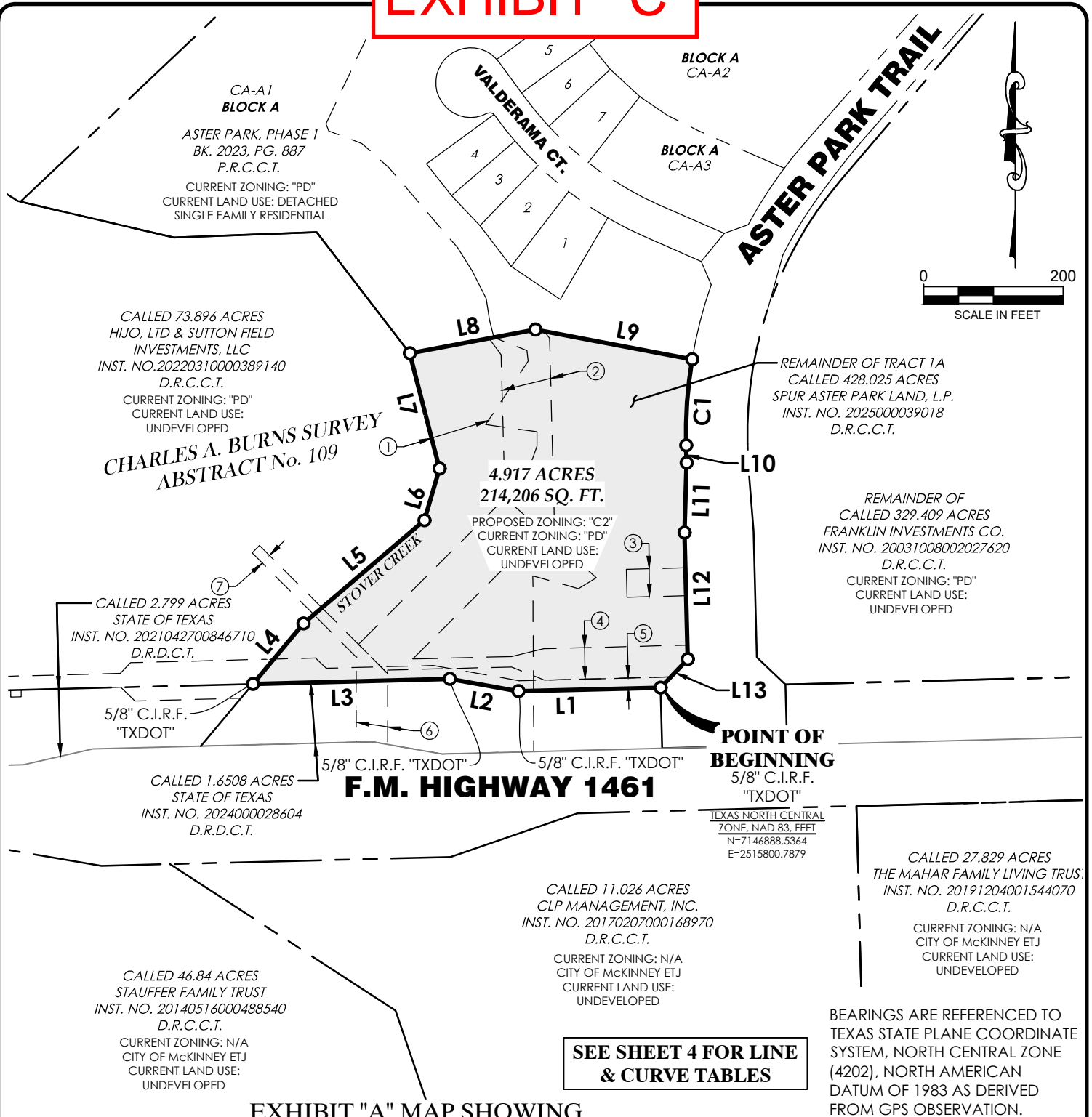
Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



7/1/2025

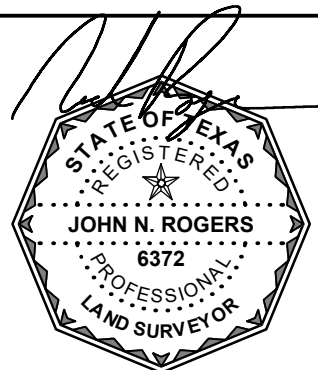
EXHIBIT "C"



**EXHIBIT "A" MAP SHOWING
ASTER PARK, PHASE 6A COMMERCIAL TRACT,
SITUATED IN A PORTION OF THE
CHARLES A. BURNS SURVEY, ABSTRACT NO. 109
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**



Job No.:	10938	Scale:	1"=200'	Sheet
Drafted:	L.J.C.	Checked:	J.N.R.	3
Surveyed on the Ground:	5/20/2025			of
Date Prepared:	5/22/2025			4
Revised:	7/1/2025	Revised:	.	



Date Signed: 7/1/2025

EXHIBIT "C"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°32'59"W	203.74'
L2	N79°54'48"W	100.00'
L3	S88°32'59"W	282.08'
L4	N39°50'27"E	112.91'
L5	N49°32'00"E	227.85'
L6	N16°28'43"E	77.14'
L7	N14°28'41"W	170.86'
L8	N79°19'59"E	183.10'
L9	S79°13'10"E	228.46'
L10	S01°28'54"E	25.00'
L11	S01°40'17"W	100.00'
L12	S01°28'54"E	181.35'
L13	S43°32'02"W	56.55'

RECORD EASEMENTS:

- ①

IMPOUNDING WATER
FLOWAGE EASEMENT
INST. NO. 2024000157636
D.R.C.C.T.
- ②

SEWER EASEMENT
INST. NO. 2023000112083
D.R.C.C.T.
- ③

40' DRAINAGE EASEMENT
INST. NO. 2023000112087
D.R.C.C.T.
- ④

SEWER EASEMENT
INST. NO. 2023000112083
D.R.C.C.T.
- ⑤

WATER EASEMENT
INST. NO. 2023000112081
D.R.C.C.T.
- ⑥

SEWER EASEMENT
INST. NO. 2022000179539
D.R.C.C.T.
- ⑦

15' SEWER EASEMENT
INST. NO. 2022000179537
D.R.C.C.T.

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	648.00'	123.60'	10°55'45"	S03°58'58"W	123.42'

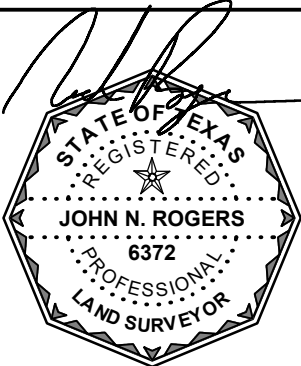
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BEARINGS ARE REFERENCED TO
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE
(4202), NORTH AMERICAN
DATUM OF 1983 AS DERIVED
FROM GPS OBSERVATION.



GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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