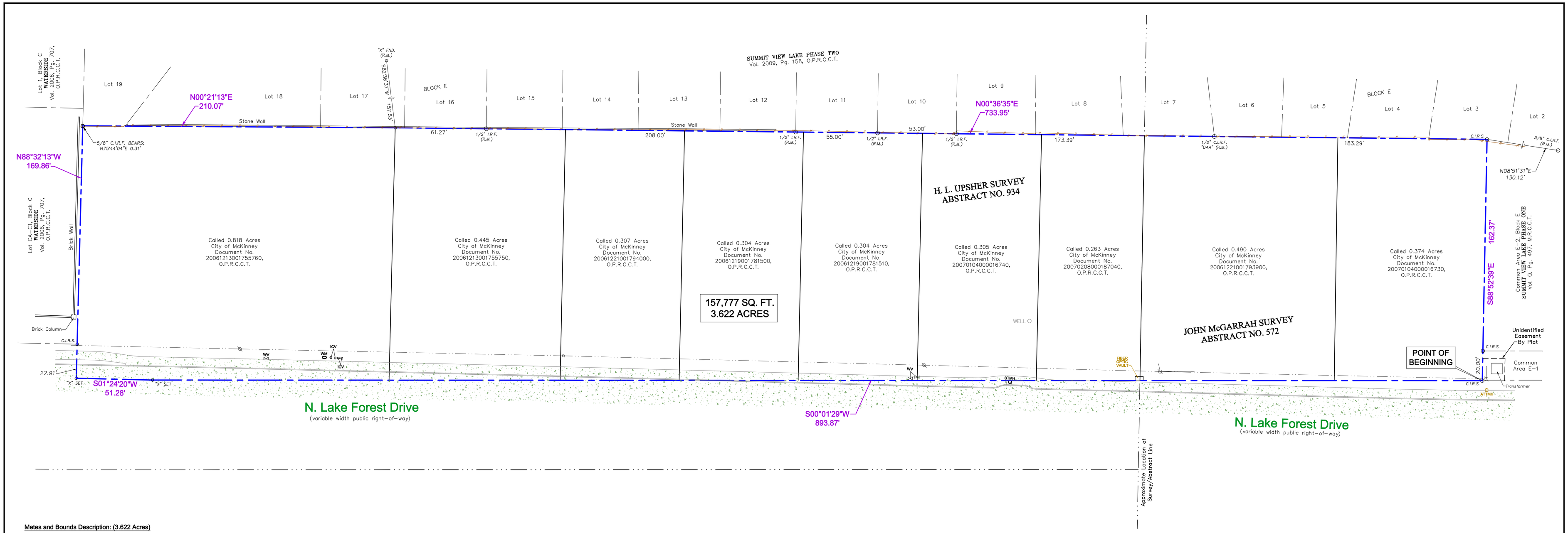

Metes and Bounds Description: (3.622 Acres)

Being a tract of land, situated in the H. L. Upshur Survey, Abstract No. 934 and the John McGarrah Survey, Abstract No. 572, in the City of McKinney, Collin County, Texas, and being all of that called 0.818 acre tract of land, described in deed to the City of McKinney, as recorded under Document No. 20061213001755760, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and all of that called 0.445 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20061213001755750, O.P.R.C.C.T., and all of that called 0.307 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20061221001794000, O.P.R.C.C.T., and all of those called 0.304 acre tract, described in deed to the City of McKinney, as recorded under Document No(s). 20061219001781500 and 20061219001781510, O.P.R.C.C.T., and all of that called 0.305 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20070104000016740, O.P.R.C.C.T., and all of that called 0.263 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20070208000187040, O.P.R.C.C.T., and all of that called 0.490 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20061221001793900, O.P.R.C.C.T., and all of that called 0.374 acre tract, described in deed to the City of McKinney, as recorded under Document No. 20070104000016730, O.P.R.C.C.T., said tract being more particularly described, as follows:

BEGINNING at a 5/8" iron rod with a yellow plastic cap stamped "NTS" set (hereinafter referred to as a capped iron rod set) for the northeasterly corner of the herein described tract, same being the northeasterly corner of said 0.374 acre tract, and being the southeasterly corner of Common Area E-1, Block E, of **SUMMIT VIEW LAKE PHASE ONE**, an addition to the City of McKinney, as recorded in Volume Q, Page 497, of the Map Records, Collin County, Texas (M.R.C.C.T.), and being in the westerly monumented line of N. Lake Forest Drive (a variable width public right-of-way);

THENCE along the westerly monumented line of N. Lake Forest Drive, the following (2) two courses and distances:

1. South 00°01'29" West, a distance of 893.87' to an "X" set in concrete;
2. South 01°24'20" West, a distance of 51.28' to an "X" set for the southeasterly corner of the herein described tract, same being the southeasterly corner of said 0.818 acre tract, same being the northeasterly corner of a right-of-way dedication for N. Lake Forest Drive, as shown on the plat of **WATERSIDE**, an addition to the City of McKinney, as recorded in Volume 2006, Page 707, O.P.R.C.C.T.;

THENCE North 88°32'13" West, along the southerly line of said 0.818 acre tract, same being the northerly line of said **WATERSIDE**, passing a 5/8" iron rod with a yellow plastic cap stamped "NTS" set for the northeasterly corner of Lot CA-C1, Block C, of said **WATERSIDE**, and continuing in all, a total distance of 169.86' to a point for corner, being the southwesterly corner of said 0.818 acre tract, same being the southeasterly corner of Lot 19, Block E, of **SUMMIT VIEW LAKE PHASE TWO**, an addition to the City of McKinney, as recorded in Volume 2009, Page 158, O.P.R.C.C.T., from which a 5/8" iron rod with plastic cap found bears, North 75°44'04" East, a distance of 0.31';

THENCE North 00°21'13" East, along the westerly line of said 0.818 acre tract, same being the easterly line of said **SUMMIT VIEW LAKE PHASE TWO**, a distance of 210.07' to a capped iron rod set for the northwesterly corner of said 0.818 acre tract, same being the southwesterly corner of said 0.445 acre tract, from which a 1/2" iron rod found bears, South 82°36'37" West, a distance of 157.53';

THENCE North 00°36'35" East, continuing along the easterly line of said SUMMIT VIEW LAKE PHASE TWO, passing a 1/2" iron rod found at a distance of 61.27', and continuing in all, a total distance of 733.95' to a capped iron rod set for the northwesterly corner of said 0.374 acre tract, same being the southwesterly corner of Common Area E-2, Block E, of the aforementioned **SUMMIT VIEW LAKE PHASE ONE**, from which a 5/8" iron rod with plastic cap found bears, North 08°51'31" East, a distance of 130.12';

THENCE South 88°52'39" East, along the common line between said 0.374 acre tract and Common Area E-2 and E-1, a distance of 162.37' to the **POINT OF BEGINNING** and containing 157,777 square feet or 3.622 acres of land, more or less.

Surveyor's Certification:

TO: CITY OF McKINNEY

I, Chad S. Holcomb, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition II, Survey.

STATE OF TEXAS
REGISTERED
CHAD S. HOLCOMB
7113
PROFESSIONAL
LAND SURVEYOR

SYMBOLS LEGEND

	Concrete
	Wood Fence
	Utility Pole
	Light Standard
	Guy Wire/Anchor
	Overhead Wires
WV	Water Valve
WM	Water Meter
	Fire Hydrant
ICV	Irrigation Control Valve
STMH	Storm Drain Manhole

ABBREVIATIONS

I.R.F. = Iron Rod Found

(R.M.) = Reference Monument

C.I.R.F. = Capped Iron Rod Found

C.I.R.S. = 5/8" iron rod with yellow plastic cap stamped "NTS" set

M.R.C.C.T. = Map Records, Collin County, Texas

D.R.C.C.T. = Deed Records, Collin County, Texas

O.P.R.C.C.T. = Official Public Records, Collin County, Texas

General Notes:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0260K, Map Revised June 7, 2017, 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". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.

2. The surveyor has relied on the Owner's and Encumbrance Report provided by the Capital Title (File No. OE-11617, Dated: August 1, 2024, with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83 (2011). Surface values shown con be converted to grid by dividing by the combined scale factor of 0.9998473714, at base point 0,0.

4. The Easement Agreement recorded in Volume 521, Page 32, D.R.C.C.T., as amended in Volume 538, Page 380, D.R.C.C.T., does not affect the herein described property.

5. The herein described property is a part of the property described in the Annexation recorded under Document No. 20071217001668360, O.P.R.C.C.T. (Ordinance No. 2007-12-121).

GRAPHIC SCALE

30 0 20 30

1 inch = 30 ft.

BOUNDARY SURVEY
3.622 ACRES
H. L. UPSHUR SURVEY
ABSTRACT NO. 934 AND THE
JOHN McGARRAH SURVEY
ABSTRACT NO. 572
CITY OF McKINNEY,
COLLIN COUNTY, TEXAS

North Texas
Surveying, L.L.C.

Registered Professional Land Surveyors

1010 West University
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200

DATE: 12/12/2024	SCALE: 1" = 30'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2024-0135