

## METES AND BOUNDS

SITUATED in Collin, County Texas and being a part of the Samuel McFall Survey, and being located within the corporate limits of the City of McKinney, and being a part of the 80.08 acres of land conveyed by Gibson Caldwell, administrator of the Estate of Clara Waddill to Henry C. Miller by deed recorded in Volume 403, Page 345 of the Deed Records of Collin County, Texas;

BEGINNING at an iron stake in the south line of an abandoned private road running along the north line of said 80.08 acre tract, said stake being the northwest property corner of a 5.46 acre tract of land conveyed to The Patios of McKinney, LLC by deed recorded in Instrument Number 2022000158706 of the Deed Records of Collin County Texas;

THENCE S 01°37'23" E along the west property line of said 5.46 acre tract a distance of 238.66' to a 1/2" iron rod set for corner;

THENCE N 90°00'00" W departing said west property line a distance of 385.12' a 1/2" iron rod set for corner in the centerline of a Texas Power & Light Company easement;

THENCE N 28° 35' 00" E along said along said centerline of said easement a distance of 281.81' to a 1/2" iron rod found for corner at the south line of said private road;

THENCE S 87° 54' 22" E along the south line of said private road a distance of 243.69' to the POINT OF BEGINNING and containing 1.76 acres of land, more or less.

**TRACT "D" THE CITY OF MCKINNEY  
A 0.33 ACRES TRACT OF LAND SITUATED  
SAMUEL MCFALL SURVEY, ABSTRACT NO. 641,  
IN THE CITY MCKINNEY, COLLIN COUNTY, TEXAS**

Being a tract of land situated in the Samuel McFall Survey, Abstract Number 641, Collin County, Texas, same being a tract of land (Tract "D") conveyed to the City of McKinney by deed recorded in Volume 2216, Page 728, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the along the Northeast right-of-way line of Redbud Boulevard (a variable width right-of-way), same being the Southwest corner of Lot 1, Block E, Heritage Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 4, Slide 744, Map Records, Collin County, Texas, from which a 1/2 inch iron rod found bears North 58 degrees 36 minutes 31 seconds East, a distance of 0.50 feet for witness;

THENCE South 87 degrees 56 minutes 55 seconds East, along the South line of said Lot 1, a distance of 141.11 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Lot 1, same being the Southwest corner of Lot 2R2, Block E, Heritage Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Plat Book 2025, Page 1070-1071, Map Records, Collin County, Texas, same being the Northwest corner of a 14 foot wide tract of land of unknown ownership;

THENCE South 28 degrees 35 minutes 00 second West, along the Northwest line of said tract of unknown ownership, and continuing along the Northwest line of a tract of land conveyed to First Presbyterian Church, by deed recorded in Volume 643, Page 535, Deed Records, Collin County, Texas, a distance of 333.68 feet to a point for corner, said corner being along the Southeast right-of-way line of said Redbud Boulevard, and being the beginning of a non-tangent curve to the left, having a radius of 353.43 feet, a delta of 49 degrees 59 minutes 04 seconds, a chord bearing and distance of North 03 degrees 34 minutes 32 seconds East, 298.64 feet;

THENCE along the Southeast right-of-way line of said Redbud Boulevard and said curve to the left, an arc length of 308.33 feet to the POINT OF BEGINNING and containing 14,410.39 square feet and or 0.33 acres of land.

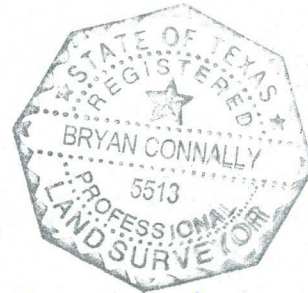
**GENERAL NOTES:**

1) STATE PLANE COORDINATE SYSTEM, TEXAS  
NORTH CENTRAL ZONE 4202, NORTH AMERICAN  
DATUM OF 1983, ADJUSTMENT REALIZATION  
2011.



**CBG Surveying Texas, LLC.**

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*Bryan Connally*

BRYAN CONNALLY 02/23/2026  
R.P.L.S. NO. 5513

SHEET 1 OF 2  
JOB NO. 3805-99086  
DRAWN BY: JLA  
DATE: 02/23/2026

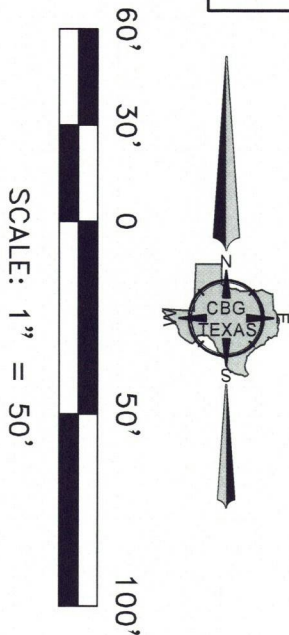
**TRACT "D" THE CITY OF MCKINNEY  
A 0.33 ACRES TRACT OF LAND SITUATED  
SAMUEL MCFALL SURVEY, ABSTRACT NO. 641,  
IN THE CITY MCKINNEY, COLLIN COUNTY, TEXAS**

SAMUEL MCFALL SURVEY,  
ABSTRACT NO. 641

25' BUILDING LINE & LANDSCAPE ESMT. CAB. F, SLD. 744  
 1/2" IRF FOR WITNESS N 58°36'31" E 0.50'  
 R.O.W. DEDICATION CAB. 4, SLD. 744  
 LOT 1, BLOCK E HERITAGE ADDITION CAB. 4, SLD. 744  
 15' DRAINAGE ESMT. CAB. F, SLD. 744  
 7.5' BUILDING LINE CAB. F, SLD. 744  
 LOT 2R2, BLOCK E HERITAGE ADDITION PLAT BOOK 2025, PG. 1070-1071

S 87°56'55" E 141.11'

**POINT OF BEGINNING**



**REDBUD BOULEVARD**  
VARIABLE WIDTH R.O.W.

TRACT "C"  
THE CITY OF MCKINNEY  
VOL. 2216, PG. 728

VACANT LOT  
14,410.39 Sq. Feet  
0.33 Acres  
TRACT "D"  
THE CITY OF MCKINNEY  
VOL. 2216, PG. 728

14' AREA OF UNKNOWN OWNERSHIP

100' T.P. & L. ESMT.  
VOL. 645, PG. 621  
D.R.C.C.T.

S 28°35'00" W 333.68'  
FIRST PRESBYTERIAN CHURCH  
VOL. 643, PG. 535

S 60°13'09" E 477.32'

CM @ SOUTHEAST CORNER OF FIRST PRESBYTERIAN CHURCH TRACT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	308.33'	353.43'	49°59'04"	N 03°34'32" E	298.64'

**LEGEND**

- 1/2" IRON ROD FOUND
  - ⊙ POINT FOR CORNER
  - ⊕ 3/4" IRON PIPE FOUND
- CAB., SLD. CANIBET, SLIDE  
VOL., PG. VOLUME, PAGE  
R.O.W. RIGHT-OF-WAY  
ESMT. EASEMENT  
SQ. FT. SQUARE FEET

**GENERAL NOTES:**  
 1) STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



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