

NOTES:

The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 with an applied combined scale factor of 1.00015271.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LEGAL DESCRIPTION:

BEING a 6.5 acre tract of land situated in the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas; said tract being all of that called 6.471 acre tract of land described in Special Warranty Deed to Sloan Creek, Ltd. and PLF, Ltd. recorded in Instrument No. 2007051100642430 of the said Official Public Records; said tract being more particularly described as follows:

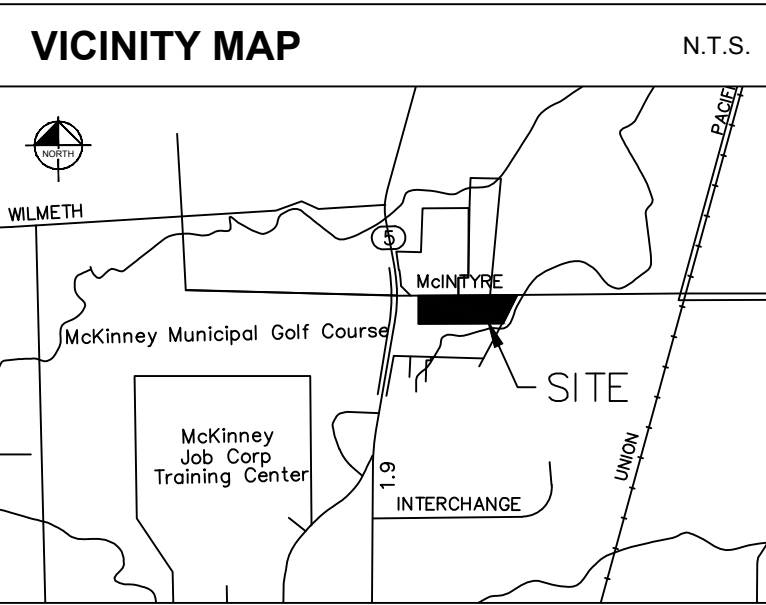
BEGINNING at a railroad spike found for the northwest corner of the said called 6.471 acre tract; said railroad spike being in the center of McIntyre Road (an apparent 40-foot wide right-of-way by use and occupation, dedication not found in the public record);

THENCE South 88°41'18" East, along said McIntyre Road, a distance of 1031.16 feet to a point for the northeast corner of the said called 6.471 acre tract;

THENCE South 28°10'38" West, departing said McIntyre Road and along the east line of the said called 6.471 acre tract, a distance of 331.03 feet a 1/2" iron rod with cap stamped "TX NO 3253" found for the southeast corner of the said called 6.471 acre;

THENCE North 88°35'49" West, along the south line of the said called 6.471 acre tract, a distance of 881.57 feet to a 1/2" iron rod found for the southwest corner of the said called 6.471 acre tract;

THENCE North 01°18'42" East, along the west line of the said called 6.471 acre tract, a distance of 293.90 feet to the **POINT OF BEGINNING** and containing 6.5 acres of land, more or less.



LEGEND

| | |
|----------------------------|-----------------------------------|
| ROOF DRAIN | MAIL BOX |
| CABLE TV BOX | SANITARY SEWER CLEAN OUT |
| CABLE TV HANDHOLE | SANITARY SEWER MANHOLE |
| CABLE TV MANHOLE | SANITARY SEWER MARKER FLAG |
| CABLE TV MARKER FLAG | SANITARY SEWER MARKER SIGN |
| CABLE TV MARKER SIGN | SANITARY SEWER SEPTIC TANK |
| CABLE TV VAULT | SANITARY SEWER VAULT |
| COMMUNICATIONS BOX | STORM SEWER BOX |
| COMMUNICATIONS HANDHOLE | STORM SEWER DRAIN |
| COMMUNICATIONS MANHOLE | STORM SEWER MANHOLE |
| COMMUNICATIONS MARKER FLAG | STORM SEWER VAULT |
| COMMUNICATIONS MARKER SIGN | TRAFFIC BARRIER |
| COMMUNICATIONS VAULT | TRAFFIC BOLLARD |
| ELEVATION BENCHMARK | TRAFFIC BOX |
| FIBER OPTIC BOX | CROSS WALK SIGNAL |
| FIBER OPTIC HANDHOLE | TRAFFIC HANDHOLE |
| FIBER OPTIC MANHOLE | TRAFFIC MANHOLE |
| FIBER OPTIC MARKER FLAG | TRAFFIC MARKER SIGN |
| FIBER OPTIC MARKER SIGN | TRAFFIC SIGNAL |
| FIBER OPTIC VAULT | TRAFFIC VAULT |
| MONITORING WELL | UNIDENTIFIED BOX |
| GAS HANDHOLE | UNIDENTIFIED HANDHOLE |
| GAS METER | UNIDENTIFIED METER |
| GAS MANHOLE | UNIDENTIFIED MANHOLE |
| GAS MARKER FLAG | UNIDENTIFIED MARKER FLAG |
| GAS SIGN | UNIDENTIFIED MARKER SIGN |
| GAS TANK | UNIDENTIFIED POLE |
| GAS VAULT | UNIDENTIFIED TANK |
| GAS VALVE | UNIDENTIFIED VAULT |
| TELEPHONE BOX | UNIDENTIFIED VALVE |
| TELEPHONE HANDHOLE | TREE |
| TELEPHONE MANHOLE | WATER BOX |
| TELEPHONE MARKER FLAG | FIRE DEPT. CONNECTION |
| TELEPHONE MARKER SIGN | WATER HAND HOLE |
| TELEPHONE VAULT | FIRE HYDRANT |
| PIPELINE MARKER SIGN | WATER METER |
| ELECTRIC BOX | WATER MANHOLE |
| FLOOD LIGHT | WATER MARKER FLAG |
| GUY ANCHOR | WATER MARKER SIGN |
| GUY ANCHOR POLE | WATER VAULT |
| ELECTRIC HANDHOLE | WATER VALVE |
| ELECTRIC METER | AIR RELEASE VALVE |
| ELECTRIC MANHOLE | WATER WELL |
| ELECTRIC MARKER FLAG | C.M. CONTROLLING MONUMENT |
| ELECTRIC MARKER SIGN | IRISC. 8" IRON ROD W/ "H" CAP SET |
| UTILITY POLE | IRISC. IRON ROD WITH CAP FOUND |
| ELECTRIC TRANSFORMER | MNS. MAG NAIL SET |
| ELECTRIC VAULT | PKF. PK NAIL FOUND |
| HANDICAPPED PARKING | IPF. IRON ROD FOUND |
| SIGN | IPF. IRON PIPE FOUND |
| MARQUEE/BILLBOARD | ADF. ALUMINUM DISK FOUND |
| BORE LOCATION | XS. "X" CUT IN CONCRETE SET |
| FLAG POLE | XF. "X" CUT IN CONCRETE FOUND |
| GREASE TRAP | P.O.B. POINT OF BEGINNING |
| | P.O.C. POINT OF COMMENCING |

LINE TYPE LEGEND

| |
|---------------------------------|
| BOUNDARY LINE |
| EASEMENT LINE |
| BUILDING LINE |
| W. WATER LINE |
| SS. SANITARY SEWER LINE |
| GAS. UNDERGROUND GAS LINE |
| OHE. OVERHEAD UTILITY LINE |
| UG. UNDERGROUND ELECTRIC LINE |
| UGT. UNDERGROUND TELEPHONE LINE |
| FENCE |
| CONCRETE PAVEMENT |
| ASPHALT PAVEMENT |

ZONING EXHIBIT
6.5 ACRE TRACT
WILLIAM DAVIS SURVEY,
ABSTRACT NO. 248
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|----------|----------|------------|-----------|-------------|-----------|
| 1" = 60' | GRW | MCB | 8/27/2024 | 068213113 | 1 OF 1 |