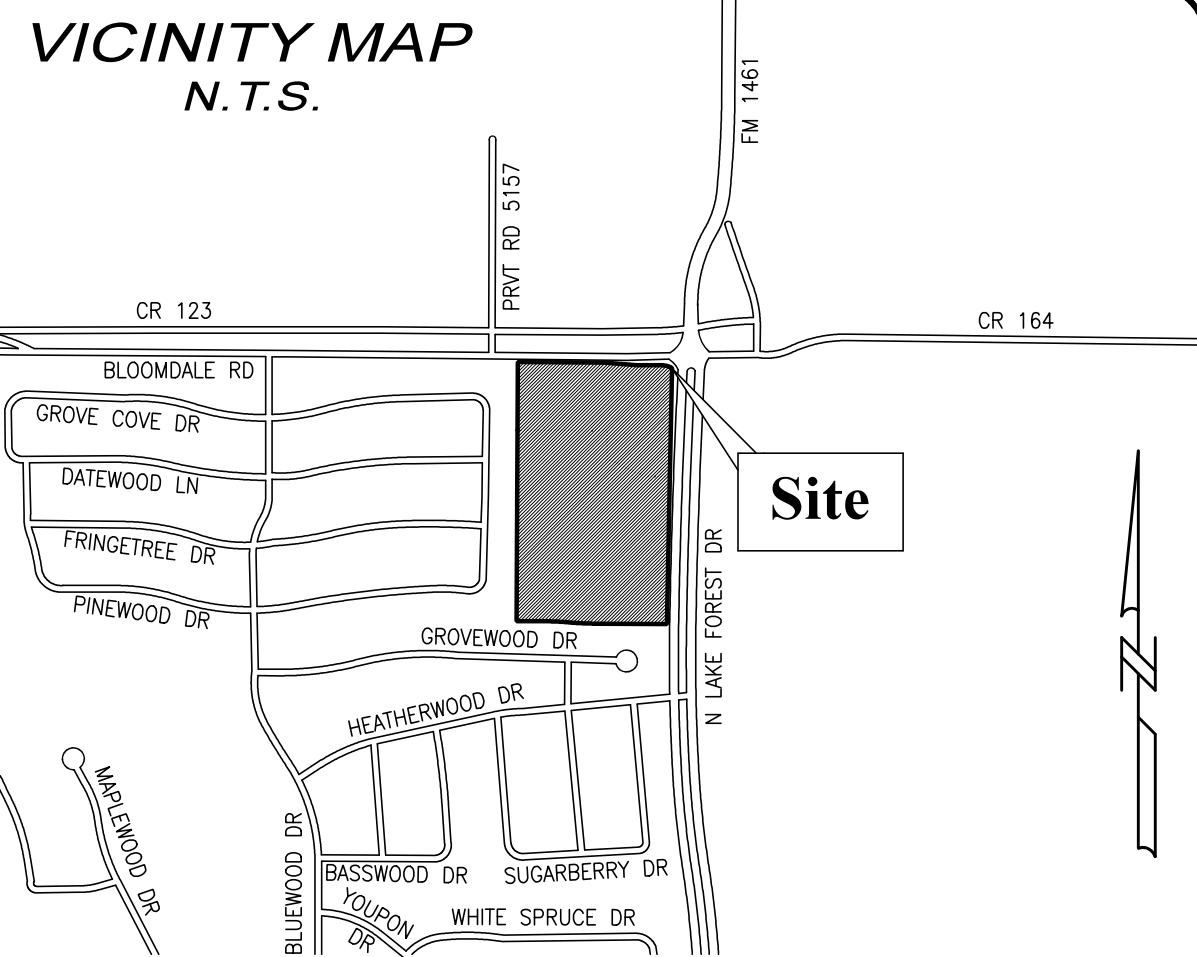
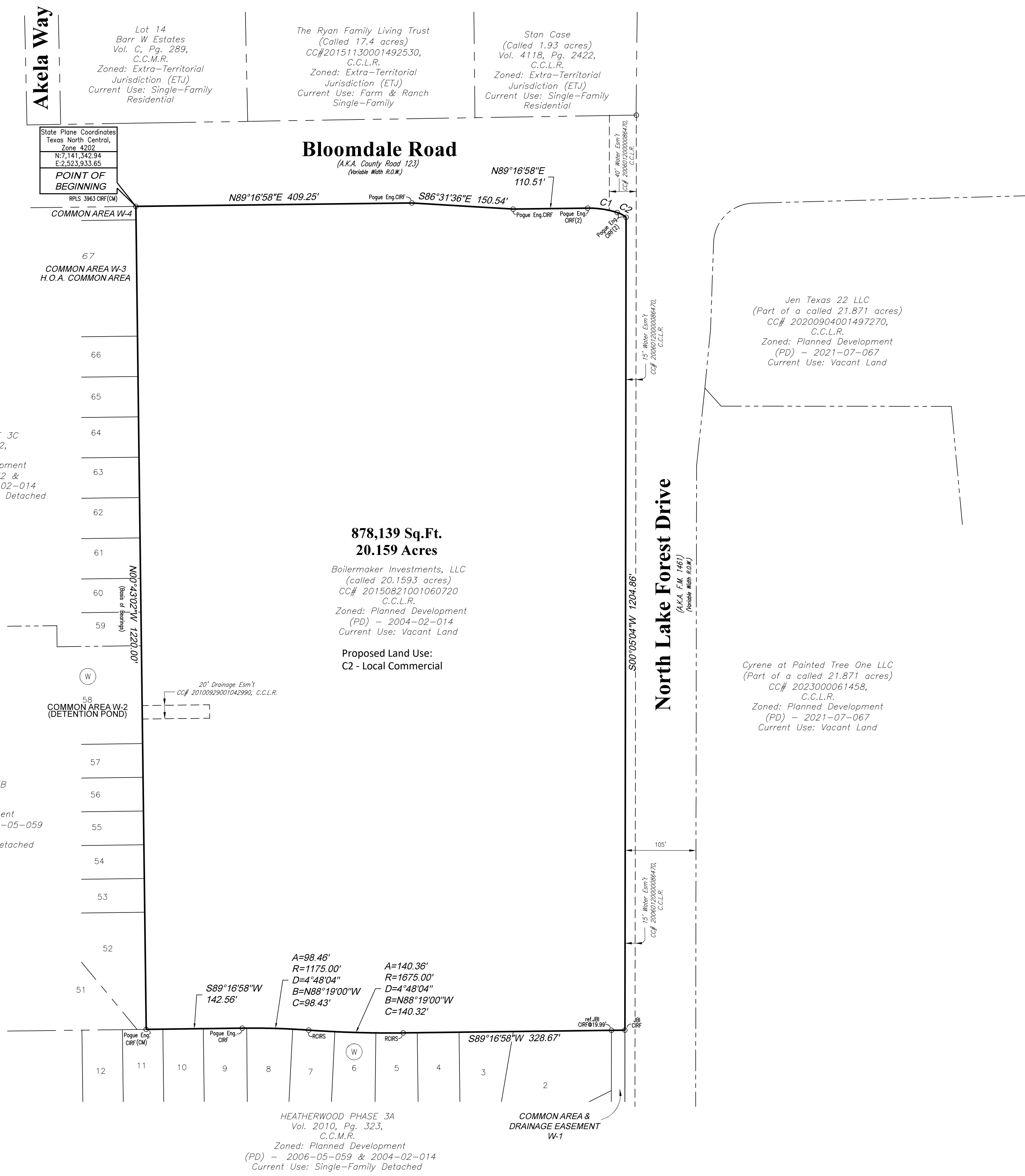
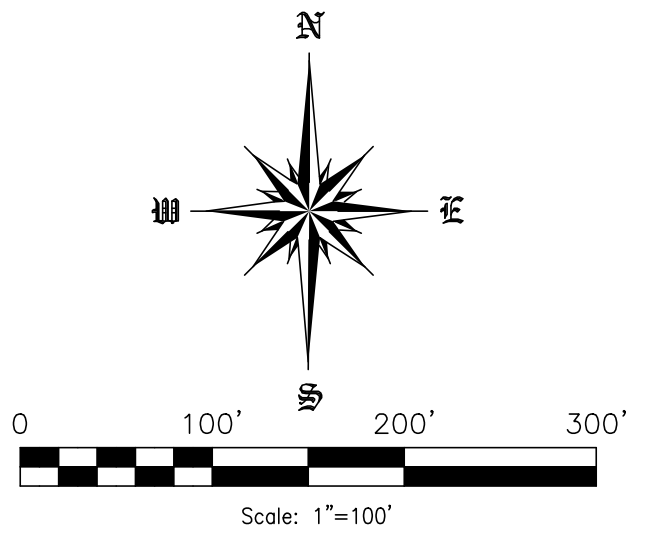


Legend

IRF	Iron Rod Found
RCRS	Roome Capped Iron Rod Set
CIF	Capped Iron Rod Found
CCMR	Collin County Map Records
CCLR	Collin County Land Records
CM	Controlling Monument
ROW	Right-of-Way



Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	136.00'	44.45'	44.25'	S81°34'02"E	18°43'32"
C2	41.00'	14.98'	14.90'	S61°44'13"E	20°56'18"

Notes:
 1) Bearings Based on Texas State Plane Coordinate System Texas North Central Zone 4202, NAD83.
 2) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0260J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X).
 3) Survey performed without a title commitment. There may be easements, or other matters, not shown.

Submitted: Nov. 6, 2023
 Revised: Nov. 24, 2023

Owner:
 Boilermaker Investments LLC
 3308 Preston Rd Suite 350, #243
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 Attn: Don Melevier
 972-489-2872
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Surveyor:
 Roome Land Surveying
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 (972) 423-4372
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 email: fred@roomeinc.com

Roome Land Surveying
 2000 Avenue G, Suite 810
 Plano, Texas 75074
 Phone (972) 423-4372 / Fax (972) 423-7523
 www.roomesurveying.com / Firm No. 10013100

Zoning Exhibit
Current Zoning: PD
Proposed Zoning: C-3
20.1593 Acre Tract
 Being a called 20.1593 Acres
 Recorded under CC#20150821001060720, CCLR
 Andrew Stapp Survey, Abstract No. 833
 City of McKinney, Collin County, Texas
 November 2023