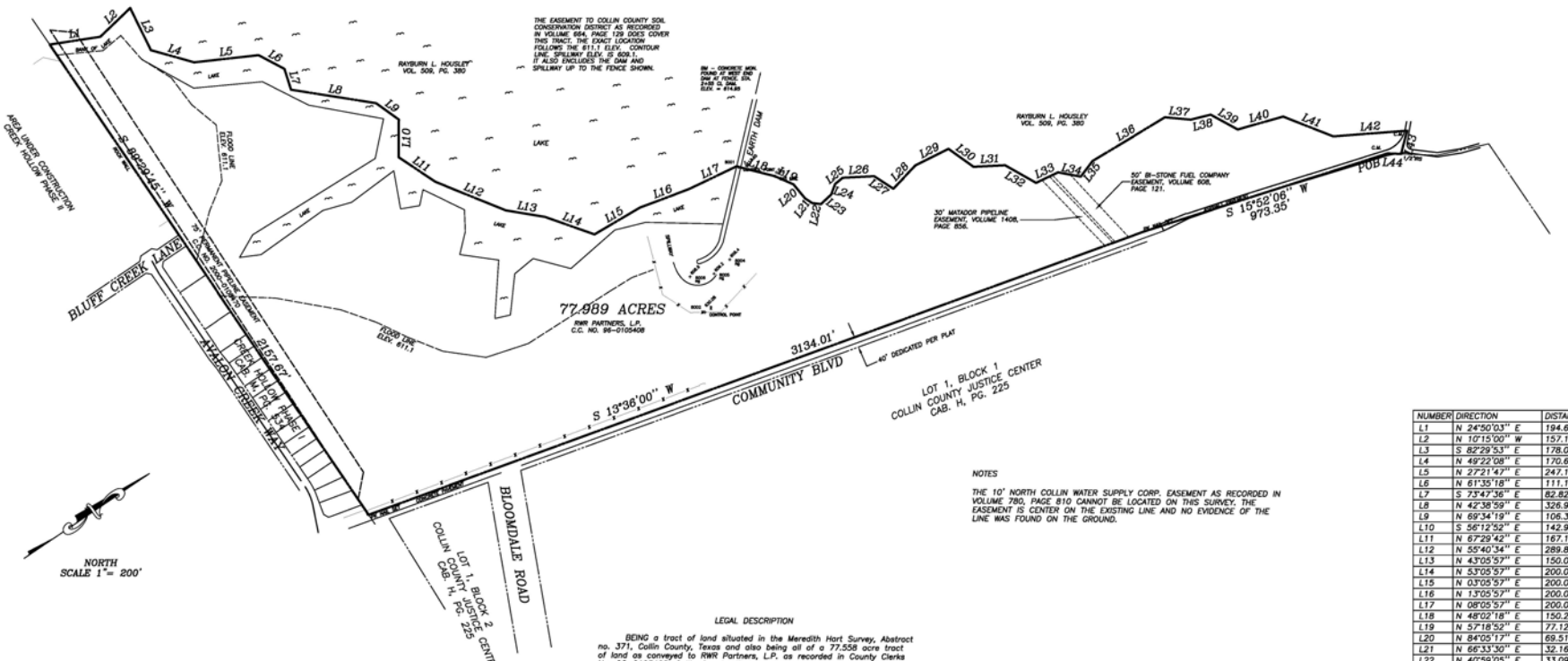

General Notes

1. The Surveyor has not obstracted subject property.
2. Basis of bearing: West line of Lot 1, Block 1, Collin County Justice Center
3. C.M. = Controlling Monument

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 1992. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613

LEGAL DESCRIPTION

BEING a tract of land situated in the Meredith Hart Survey, Abstract no. 371, Collin County, Texas and also being all of a 77.558 acre tract of land as conveyed to RWR Partners, L.P. as recorded in County Clerks No. 96-0105408, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner in the west line of Collin County Justice Center Addition, an addition to the City of McKinney, Collin County, Texas according to the plat there of recorded in Cabinet H, Page 225, Plat Records, Collin County, Texas, said iron rod being South 21 degrees 01 minutes 00 seconds West a distance of 199.86 feet and South 35 degrees 53 minutes 55 seconds West a distance of 187.68 feet from the northwest corner of said Collin County Justice Center, said iron rod being in Community Blvd.;

THENCE South 15 degrees 52 minutes 06 seconds West following Community Blvd. and the west line of said Collin County Justice Center a distance of 973.35 feet to a PK nail set for corner;

THENCE South 13 degrees 36 minutes 00 seconds West following Community Blvd. and the west line of said Collin County Justice Center a distance of 3134.01 feet to a PK nail set for corner;

THENCE South 89 degrees 29 minutes 45 seconds West a distance of 2157.67 feet to a point in a creek;

THENCE down said creek the following calls:

N	24°50'03"	E 194.60'
N	10°15'00"	W 157.12'
S	82°29'53"	E 178.09'
N	49°22'08"	E 170.65'
N	27°21'47"	E 247.11'
N	61°35'18"	E 111.19'
S	73°47'36"	E 82.82'
N	42°38'59"	E 326.91'
N	69°34'19"	E 106.30'
S	56°12'52"	E 142.98'
N	67°29'42"	E 167.17'
N	55°40'34"	E 289.84'
N	43°05'57"	E 150.00'
N	53°05'57"	E 200.00'
N	03°05'57"	E 200.00'
N	13°05'57"	E 200.00'
N	08°05'57"	E 200.00'
N	48°02'18"	E 150.20'
N	57°18'52"	E 77.12'
N	84°05'17"	E 69.51'
N	66°33'30"	E 32.16'
N	40°59'05"	E 33.09'
N	09°30'25"	W 53.84'
N	35°47'16"	W 42.82'
N	05°40'39"	W 36.90'
N	30°49'28"	E 119.37'
N	66°40'36"	E 86.92'
N	12°28'24"	W 122.99'
N	07°03'03"	E 140.00'
N	69°20'20"	E 117.19'
N	30°43'12"	E 119.54'
N	63°15'34"	E 135.39'
N	08°08'16"	E 92.73'
N	44°25'01"	E 87.66'
N	19°15'14"	W 74.17'
N	02°36'03"	E 321.61'
N	38°47'11"	E 98.73'
N	19°28'40"	E 77.61'
N	62°19'59"	E 117.06'
N	17°51'33"	E 179.46'
N	55°20'55"	E 203.61'
N	29°12'34"	E 281.30'
S	42°00'24"	E 91.30'
S	35°53'55"	W 51.28'

to a 1/2 inch iron rod found for corner in the center of a County Road;

THENCE South 42 degrees 00 minutes 24 seconds East following the County Road a distance of 91.30 feet to a 1/2 inch iron rod set for corner in Community Blvd. and in the west line of said Collin County Justice Center;

THENCE South 35 degrees 53 minutes 55 seconds West following Community Blvd and the west line of said Collin County Justice Center a distance of 51.28 feet to the POINT OF BEGINNING and containing 3,397,217 square feet or 77.989 acres of land.

NOTES

THE 10' NORTH COLLIN WATER SUPPLY CORP. EASEMENT AS RECORDED IN VOLUME 780, PAGE 810 CANNOT BE LOCATED ON THIS SURVEY. THE EASEMENT IS CENTER ON THE EXISTING LINE AND NO EVIDENCE OF THE LINE WAS FOUND ON THE GROUND.

NUMBER	DIRECTION	DISTANCE
L1	N 24°50'03" E	194.60'
L2	N 10°15'00" W	157.12'
L3	S 82°29'53" E	178.09'
L4	N 49°22'08" E	170.65'
L5	N 27°21'47" E	247.11'
L6	N 61°35'18" E	111.19'
L7	S 73°47'36" E	82.82'
L8	N 42°38'59" E	326.91'
L9	N 69°34'19" E	106.30'
L10	S 56°12'52" E	142.98'
L11	N 67°29'42" E	167.17'
L12	N 55°40'34" E	289.84'
L13	N 43°05'57" E	150.00'
L14	N 53°05'57" E	200.00'
L15	N 03°05'57" E	200.00'
L16	N 13°05'57" E	200.00'
L17	N 08°05'57" E	200.00'
L18	N 48°02'18" E	150.20'
L19	N 57°18'52" E	77.12'
L20	N 84°05'17" E	69.51'
L21	N 66°33'30" E	32.16'
L22	N 40°59'05" E	33.09'
L23	N 09°30'25" W	53.84'
L24	N 35°47'16" W	42.82'
L25	N 05°40'39" W	36.90'
L26	N 30°49'28" E	119.37'
L27	N 66°40'36" E	86.92'
L28	N 12°28'24" W	122.99'
L29	N 07°03'03" E	140.00'
L30	N 69°20'20" E	117.19'
L31	N 30°43'12" E	119.54'
L32	N 63°15'34" E	135.39'
L33	N 08°08'16" E	92.73'
L34	N 44°25'01" E	87.66'
L35	N 19°15'14" W	74.17'
L36	N 02°36'03" E	321.61'
L37	N 38°47'11" E	98.73'
L38	N 19°28'40" E	77.61'
L39	N 62°19'59" E	117.06'
L40	N 17°51'33" E	179.46'
L41	N 55°20'55" E	203.61'
L42	N 29°12'34" E	281.30'
L43	S 42°00'24" E	91.30'
L44	S 35°53'55" W	51.28'

RLK ENGINEERING
111 West Main Street Allen, Texas 75013
972-359-1733 Fax 972-359-1833

SURDUKAN SURVEYING, INC.
5120 NORTH COLONY BLVD.
THE COLONY, TEXAS 75056
(972) 625-6256

BOUNDARY SURVEY
77.989 ACRES
MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF McKINNEY
COLLIN COUNTY, TEXAS

Revisions	Date
1	1/30/02
2	6/12/02
3	11/4/02
4	
5	
6	
7	
8	
9	
10	
Issue Dates:	
1/16/02	

Scale: 1"=200'

Drawn By: DS

Checked by: DS

Sheet

of

Project No. 22005

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