



FLOOD NOTE:
Subject tract located in Zone 'X' as scaled from F.I.R.M. 48085C0265J, dated June 2, 2009.

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

Notes Corresponding to Schedule B:

- 10.h.) Easement to City of McKinney, Vol. 5651, Pg. 3934, corrected in Volume 5714, Pg. 589 - Located Northwest of subject tract as shown on recorded plat (Vol. 2016, Pg. 915).
10.i.) 15' Water & Sanitary Sewer Line Easement to City of McKinney, CC# 20170320000352130 - Shown hereon.
10.j.) 15' Drainage Easement to City of McKinney, CC# 20170320000352140 - Shown hereon.

STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION

BEING all that tract of land in the City of McKinney, Collin County, Texas, out of the Oliver Hedgecoxe Survey, A-392, and being part of that called 2.697 acres of land described in a deed to LG McKinney, LLC as recorded under CC# 20150917001183480 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod found capped "Maddox" on the Southeast line of Collin McKinney Parkway, and at the West corner of Lot CA A-1, Block A of The Vineyards, Phase I as recorded in Volume 2017, Page 273 of the Plat Records of Collin County, Texas;

THENCE South 32 degrees 31 minutes 34 seconds East (Directional Control Line), 143.83 feet to a 5/8 inch steel rod found capped "Maddox" at the Northerly most East corner of said 2.697 acres, and at an ell corner of Lot 7;

THENCE South 57 degrees 28 minutes 26 seconds West, 115.02 feet to a 5/8 inch steel rod found capped "Maddox" at ell corner of said 2.697 acres, and at the West corner of said Lot 7;

THENCE South 32 degrees 31 minutes 42 seconds East, 269.85 feet to a fence corner post found at the Southeast corner of said 2.697 acres, at the Southwest corner of Lot CA A-2, and on the North line of Lot 2R, Block A of Stacy S.H. 121 Center Addition as recorded in Volume 2016, Page 219 of the Plat Records of Collin County, Texas;

THENCE South 89 degrees 33 minutes 02 seconds West, 284.47 feet to a 1/2 inch steel rod found capped "Votex" on the Northeast line of Stacy Road, at the Southwest corner of said 2.697 acres, and at the Northwest corner of said Lot 2R;

THENCE along the Northeast line of said Stacy Road as follows:

North 21 degrees 55 minutes 17 seconds West, 108.22 feet to a 1/2 inch steel rod found;

North 25 degrees 23 minutes 23 seconds West, 165.46 feet to a 1/2 inch steel rod found capped "Votex";

North 19 degrees 34 minutes 49 seconds East, 42.43 feet to a 1/2 inch steel rod found;

North 64 degrees 36 minutes 16 seconds East, 10.00 feet to a 1/2 inch steel rod found on the Southeast line of said Collin McKinney Parkway;

THENCE North 64 degrees 58 minutes 18 seconds East, 165.27 feet along the Southeast line of said Collin McKinney Parkway to a 1/2 inch steel rod found at point of curve;

THENCE Northeasterly, 108.90 feet along said Southeast line of Collin McKinney Parkway and a curve to the left having a radius of 2560.00 feet and a central angle of 02 degrees 26 minutes 30 seconds (Chord bears North 63 degrees 22 minutes 30 seconds East, 108.89 feet) to the POINT OF BEGINNING, containing 2.239 acres of land.

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

Note: Bearings based on Texas State Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

To Fidelity National Title Insurance Company, LG McKinney, LLC, and SSSNVR, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 11 (observed evidence only), 13, 14, and 17 of Table A thereof. The field work was completed on March 8, 2018.

March 13, 2019

Matthew Busby
Matthew Busby
R.P.L.S. No. 5751



ALTANSPS LAND TITLE SURVEY

2.239 ACRES

OLIVER HEDGECOXE SURVEY, A-392

CITY OF MCKINNEY

COLLIN COUNTY, TEXAS

Boundary Solutions Inc.

Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:

LG McKinney, LLC
to
SSSNVR, LLC

G.F.# 9001221900420

Drawn by: mjb
B.S.I.Job# 1903-002