

LEGAL DESCRIPTION

0.374 ACRES

BEING a tract of land situated in the Andrew Stapp Survey, Abstract No. 833, City of McKinney, Collin County, Texas; being part of County Road 161, and being part of a called 0.608 acre tract of land described in deed to Collin County, recorded in Instrument Numbers 97-0029455 and 97-0033717, Official Public Records, Collin County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "GEER 4117" found for the northwest corner of said 0.608 acre tract;

THENCE with the north line of said 0.608 acre tract, North 89°19'27" East, a distance of 774.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said north line, South 77°03'58" East, a distance of 84.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of said 0.608 acre tract;

THENCE with said south line, South 89°19'27" West, a distance of 857.10 feet to a 5/8-inch iron rod found for the southwest corner of said 0.608 acre tract;

THENCE with the west line of said 0.608 acre tract, North 0°26'36" East, a distance of 19.96 feet to the **POINT OF BEGINNING** and containing 16,275 square feet or 0.374 acres of land.

Bearing system of this survey is based on a line oriented between City of McKinney monuments 30 and 31 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983.

EXHIBIT A
0.374 ACRES OUT OF
ANDREW STAPP SURVEY,
ABSTRACT NO. 833
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
andy.dobbs@kimley-horn.com



Kimley»»Horn					
12750 Merit Drive, Suite 1000 Dallas, Texas 75251		FIRM # 10115500		Tel. No (972) 770-1300 Fax No (972) 239-3820	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	DWP	JAD	MAY 2016	067286011	1 OF 2

TRACT 1
 KENNETH G. KNUUTH AND
 SPOUSE, MARSHA J. KNUUTH
 INST. NO. 20110311000267110
 O.P.R.C.C.T.

CALLED 29.427 ACRES
 W/J WILMETH RIDGE, LP
 INST. NO.
 20140610000580120
 O.P.R.C.C.T.

BLANE STEVEN RICHARDS
 VOL. 5642, PG. 5029
 O.P.R.C.C.T.

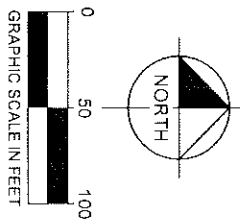
30' ROAD EASEMENT
 VOL. 3902, PG. 145
 O.P.R.C.C.T.

15' PERMANENT
 WATER ESMT.
 VOL. 5692, PG. 3662
 O.P.R.C.C.T.

25' TEMPORARY
 CONSTRUCTION ESMT.
 VOL. 5692, PG. 3662
 O.P.R.C.C.T.

**0.374 ACRES
 16,275 SQ. FT.**

(PROPOSED)
 WILMETH
 ROAD



DIXON M.
 CRUTCHFIELD
 ABSTRACT NO. 205

WILMETH ROAD
 (COUNTY ROAD
 161)

ANDREW STAPP SURVEY - ABSTRACT NO. 833
 MALACHI TUCKER SURVEY - ABSTRACT NO. 904
 CALLED 52.6294 ACRES
 W/J WILMETH RIDGE, LP
 INST. NO.
 20140604000558990
 O.P.R.C.C.T.

CALLLED 0.608 ACRES
 COLLIN COUNTY
 INST. NO. 97-0029455
 INST. NO. 97-0033717
 O.P.R.C.C.T.

D.F. H.H. FUND I, LTD.
 INST. NO.
 20070110000047540
 O.P.R.C.C.T.

CALLLED 52.6294 ACRES
 W/J WILMETH RIDGE, LP
 INST. NO.
 20140604000558990
 O.P.R.C.C.T.

EXHIBIT A
0.374 ACRES OUT OF
ANDREW STAPP SURVEY,
ABSTRACT NO. 833
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°19'27"E	774.30'
L2	S77°03'58"E	84.79'
L3	S89°19'27"W	857.10'
L4	N00°26'36"E	19.96'

LEGEND
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 IRFC = IRON ROD W/CAP FOUND
 IRSC = 5/8" IRON ROD W/"KHA" CAP SET
 O.P.R.C.C.T. = OFFICIAL PUBLIC
 RECORDS OF COLLIN COUNTY, TEXAS
 P.R.C.C.T. = PLAT RECORDS OF COLLIN
 COUNTY, TEXAS

NOTES
 Bearing system of this survey is based on a line oriented between City of
 McKinney monuments 30 and 31 found in the field, whose positions are
 published on the Texas Coordinate System of 1983, North Central Zone
 (4202) North American Datum of 1983.

Kimley»Horn

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 Dallas, Texas 75251

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Scale	1" = 100'
Drawn by	DWP
Checked by	JAD
Date	MAY 2016
Project No.	067286011
Sheet No.	2 OF 2