

20170609010002760 06/09/2017 08:08:06 AM PL 1/1

BEING, a tract of land situated in the Andrew Stapp Survey, Abstract No. 833, in Collin County, Texas, being part of a 54.615 acre tract, as described in Clerks File No. 20081114001335350 in the Deed Records of Collin County, Texas, and being more particularly described as follows: BEGINNING, at a  $\frac{1}{2}$  inch iron rod found at the southeast corner of said 54.615 acre tract and being in the northeast corner of a 77.4 acre tract, as described in Doc. No. 20120302000248700, in said Deed Records; THENCE, South 88° 54'23" West, along the south line of said 54.615 acre tract and the north line of said 77.4 acre tract, for a distance of 672.83 feet, to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; THENCE, North 01° 05'37" West, departing said north and south lines, for a distance of 105.00 feet, to a  $\frac{1}{2}$  inch iron Texas. rod set with a yellow cap stamped "Corwin Eng. Inc."; THENCE, North 46° 05'37" West, for a distance of 21.21 feet, to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; THENCE, South 88° 54'23" West, for a distance of 1.60 feet, to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; BY: CADG Holdings THENCE, North 01° 05'37" West, for a distance of 170.00 feet, to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; THENCE, South 88° 54'23" West, for a distance of 100.00 feet, to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; THENCE, North 01° 05'37" West, for a distance of 120.00 feet, to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; THENCE, South 88° 54'23" West, for a distance of 14.52 feet, to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 425.00 feet, a central angle of 09° 55'01", and a tangent of 36.87 feet; THENCE, along said curve to the right for an arc distance of 73.56 feet (Chord Bearing North 86°08'06" West - 73.47 feet), to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency; THENCE, North 81° 10'36" West, for a distance of 24.46 feet, to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; THENCE, North 01° 05'37" West for a distance of 883.90 feet, to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of said 54.615 acre tract; THENCE, North 88° 54'23" East, along the north line of said 54.615 acre tract, for a distance of 912.26 feet, to a  $\frac{1}{2}$  inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 54.615 acre tract: THENCE, South 00° 42'36" East, along the east line of said 54.615 acre tract, for a distance of 544.56 feet, to a capped iron rod found stamped "EC&D"; THENCE, South 00° 31'34" East, continuing along said east line, for a distance of 655.75 feet, to a capped iron rod found stamped "EC&D"; THENCE, South 00° 36'34" East, continuing along said east line, for a distance of 104.20 feet, to the POINT OF BEGINNING and containing 25.397 acres of land. City Manager SURVEYOR'S CERTIFICATE City of McKinney

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that Iprepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivison Regulations of the City of McKinney, Texas.

Danul Ce WARREN L. CORWIN R.P.L.S. No. 4621



STATE OF TEXAS COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this  $\mathcal{H}$  day of March, 2017.

MARIA ELIZABETH HALLFORD MY COMMISSION EXPIRES January 27, 2020

PUBLIC, STATE / OF TEXAS

NOTES

. Bearing are referenced to a 77.4 acre tract, as recorded in Doc. No. 20120302000248700, in the Deed Records of Collin County, Texas.

2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.

- 3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- 4. IRF Iron Rod Found C.M. - Controlling Monument S.S.E. - Sanitary Sewer Easement V.E. - Visibility Easement W.M.E. - Wall Maintenance Easement ∧ - Street Name Change

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- 5. All common areas to be dedicated to and maintained by the HOA. (Common Areas- A-1, A-2, C-1 & C-2)
- 6. All proposed lots situated entirely outside of the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.

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