

**PROPERTY DESCRIPTION**

**BEING** a tract of land situated in the William Hemphill Survey, Abstract No. 449, Collin County, Texas, and being a portion of a tract of land described in Quit Claim Deed to Collin County as "Tract 2", recorded in Volume 288, Page 631 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found for the east corner of a corner clip at the intersection of the southeast right-of-way line of US Highway 75 (a variable width right-of-way) and the south right-of-way line of Frisco Road (a variable width right-of-way);

**THENCE** with said south right-of-way line of Frisco Road, the following courses and distances:

South 41°45'20" East, a distance of 88.49 feet to a 1/2" iron rod with cap found for the beginning of a tangent curve to the left with a radius of 740.00 feet, a central angle of 31°30'13", and a chord bearing and distance of South 57°30'27" East, 401.78 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 406.88 feet to a point for corner; South 87°29'07" East, a distance of 1,076.02 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the **POINT OF BEGINNING** in the south right-of-way line of Frisco Road (a variable width right-of-way) for the southwest corner of said Tract 2 and in the north line of a called 241.775 acre tract of land described in Special Warranty Deed with Mineral Reservation to CB Sloan Creek 75, LTD., recorded in Instrument No. 20190917001149530 of the Official Public Records of Collin County, Texas;

North 61°16'02" East, a distance of 153.37 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

**THENCE** departing said south right-of-way line of Frisco Road, over and across said Tract 2, South 87°30'24" East, a distance of 213.83 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the east line of said Tract 2;

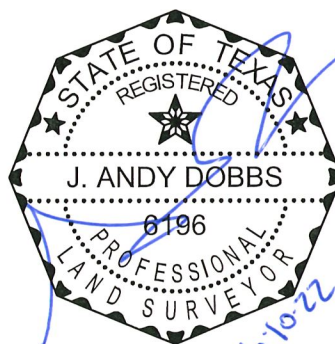
**THENCE** with said east line of Tract 2, South 01°06'53" East, a distance of 79.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of said Tract 2;

**THENCE** with the south line of said Tract 2, North 87°29'08" West, a distance of 350.00 feet to the **POINT OF BEGINNING** and containing 22,437 square feet or 0.5151 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

ROW DEDICATION  
WILLIAM HEMPHILL SURVEY,  
ABSTRACT NO. 449,  
CITY OF FAIRVIEW,  
COLLIN COUNTY, TEXAS

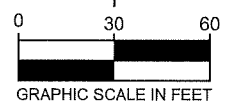
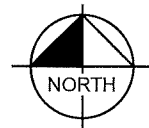
J. ANDY DOBBS  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6196  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
ANDY.DOBBS@KIMLEY-HORN.COM



**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Jun. 2022	061182003	1 OF 3



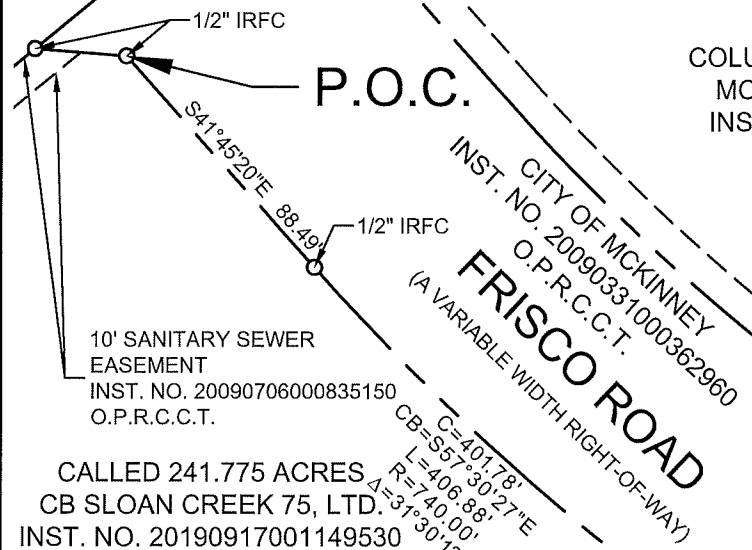
**US HIGHWAY 75**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

10' SANITARY  
SEWER-EASEMENT  
INST. NO.  
20090706000835150  
O.P.R.C.C.T.

LOT 7R, BLOCK I  
COLUMBIA MEDICAL CAMPUS OF  
McKINNEY  
CAB. 2011, PG. 331  
P.R.C.C.T.

TRACT 3  
COLUMBIA MEDICAL CENTER OF  
MCKINNEY SUBSIDIARY, L.P.  
INST. NO. 20080304000255560  
O.P.R.C.C.T.

LOT 3, BLOCK I  
COLUMBIA MEDICAL CAMPUS OF  
McKINNEY  
CAB. K. PG. 479  
P.R.C.C.T.



10' SANITARY SEWER  
EASEMENT  
INST. NO. 20090706000835150  
O.P.R.C.C.T.

CALLLED 241.775 ACRES  
CB SLOAN CREEK 75, LTD.  
INST. NO. 20190917001149530  
O.P.R.C.C.T.

LOT 1, BLOCK A  
COLUMBIA MEDICAL CAMPUS OF McKINNEY  
CAB. 2011, PG. 331  
P.R.C.C.T.

**FRISCO ROAD**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

CITY OF MCKINNEY  
INST. NO. 20090331000362960  
O.P.R.C.C.T.

1/2" IRFC

5/8" IRFC

S87°29'07"E  
1076.02'

CALLLED 241.775 ACRES  
CB SLOAN CREEK 75, LTD.  
INST. NO. 20190917001149530  
O.P.R.C.C.T.

MATCHLINE A (SEE SHEET 3)

**NOTES**

- 1. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.(2011)
- 2. All corners are set with a 5/8" iron rod with red plastic cap stamped "KHA" unless otherwise noted.

**LEGEND**

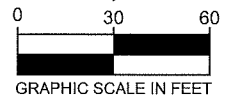
Δ = CENTRAL ANGLE  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

**ROW DEDICATION**  
**WILLIAM HEMPHILL SURVEY,**  
**ABSTRACT NO. 449,**  
**CITY OF FAIRVIEW,**  
**COLLIN COUNTY, TEXAS**

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JDF	JAD	Jun. 2022	061182003	2 OF 3



LOT 3, BLOCK I  
COLUMBIA MEDICAL  
CAMPUS OF MCKINNEY  
CAB. K, PG. 479  
P.R.C.C.T.

TRACT 1  
COLUMBIA MEDICAL CENTER OF  
MCKINNEY SUBSIDIARY, L.P.  
INST. NO. 20080304000255560  
O.P.R.C.C.T.

10' SANITARY SEWER EASEMENT  
INST. NO. 20090706000835150  
O.P.R.C.C.T.

MATCHLINE A (SEE SHEET 2)

**FRISCO ROAD**  
(A VARIABLE WIDTH RIGHT-OF-WAY)

TRACT 2  
COLLIN COUNTY  
VOL. 288, PG. 631  
O.P.R.C.C.T.

S87°29'07"E  
1076.02'

N61°16'02"E  
153.37'

S87°30'24"E 213.83'

**0.5151 ACRES**  
**22,437 SQ. FT.**

**P.O.B.**

WILLIAM HEMPHILL SURVEY,  
ABSTRACT 449

JOSEPH DIXON SURVEY,  
ABSTRACT 275

N87°29'08"W 350.00'

S1°06'53"E 79.80'

CALLED 241.775 ACRES  
CB SLOAN CREEK 75, LTD.  
INST. NO. 20190917001149530  
O.P.R.C.C.T.

JOSEPH DIXON  
SURVEY,  
ABSTRACT 275

SAMUEL SLOAN  
SURVEY,  
ABSTRACT 791

**NOTES**

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- All corners are set with a 5/8" iron rod with red plastic cap stamped "KHA" unless otherwise noted.

**LEGEND**

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