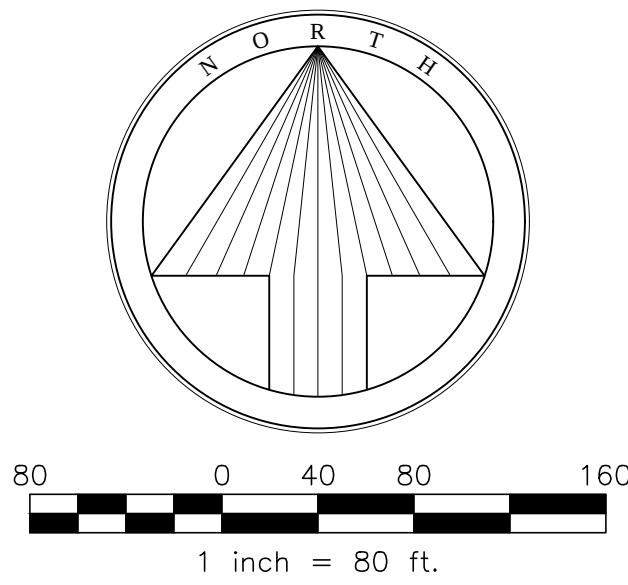
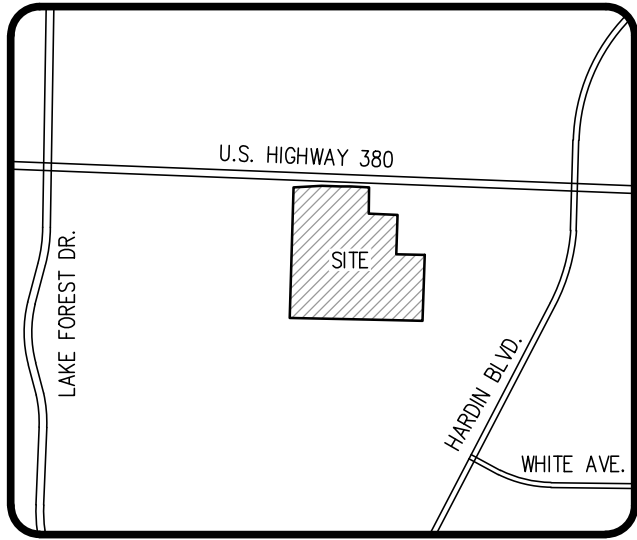




Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.

Darrell & Karen Lewis
Vol. 4326, Pg. 3493
DRCCT



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
—	IRF
—	CIRF
—	POWER POLE
⊙	SAN. SEWER MANHOLE
—	GUY WIRE ANCHOR
—	SIGNPOST
—	FIRE HYDRANT
—	WATER VALVE
—	WATER METER
—	SSCO
—	BARBED WIRE FENCE
—	OVERHEAD POWER LINE
—	CM
—	CONTROL MONUMENT

Darrell & Karen Lewis
Vol. 5118, Pg. 5260
DRCCT

Laurel & David Glowicki
Vol. 4622, Pg. 639
DRCCT

Lot 44
Park dedication & drainage esmt.
CREEKVIEW ESTATES PHASE 2A
Cab. 2010, Pg. 170 PRCCT



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being part of a tract conveyed to Denvil Mixon by deed recorded in Volume 737, Page 751 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a TxDOT aluminum monument found on the south line of U.S. Highway 380, a variable width public right-of-way (also known as University Drive), for the northwest corner of DAP 380 Addition, recorded in Cabinet 2013, Page 65, Plat Records, Collin County, Texas (PRCCT);

THENCE S 00°55'16" W, 276.27 feet along the common line thereof to a 1/2" iron rod found;

THENCE S 87°38'27" E, 301.79 feet continuing along the common line thereof to a 5/8" iron rod found on the west line of a tract conveyed to Jim Furlong, recorded in Volume 725, Page 742 DRCCT;

THENCE S 01°59'35" W, 409.84 feet along the common line thereof, and of a tract conveyed to Jefferson Hardin, LLC, recorded in Document No. 2022000080540, Official Public Records, Collin County, Texas (OPRCCT), to a 1/2" iron rod with plastic cap found;

THENCE S 88°48'34" E, 297.78 feet continuing along the common line thereof to a 1/2" iron rod found;

THENCE S 02°00'30" W, 688.33 feet continuing along the common line thereof and of a tract conveyed to Uyen Ann Nguyen, recorded in Document No. 20180123000089630 OPRCCT, and of a tract of unknown ownership, to a point on the north line of Hardin Village Phase 1, an addition recorded in Cabinet 2016, Page 867 PRCCT;

THENCE N 88°30'48" W, 577.07 feet along the north line thereof to a point from which an "X" found in concrete for the intersection of the centerlines of Angelina Drive, and Canadian Lane, created by said plat of Hardin Village Phase 1, bears S 57°38'03" W, 314.64 feet;

THENCE N 88°50'43" W, 807.64 feet departing said addition to a 1/2" iron rod found for the southeast corner of a tract conveyed to Laurel and David Glowicki, recorded in Volume 4622, Page 639 DRCCT;

THENCE N 01°39'07" E, 1360.02 feet along the common line thereof, and of two tracts conveyed to Darrell and Karen Lewis, recorded in Volume 5118, Page 5260, and in Volume 4326, Page 3493 DRCCT, to a point on the south line of said highway;

THENCE along the south line thereof, the following:

N 86°33'58" E, 293.92 feet;

S 87°34'32" E, 200.00 feet;

N 89°33'43" E, 100.12 feet;

And S 87°34'32" E, 195.56 feet to the POINT OF BEGINNING with the subject tract containing 1,622,824 square feet or 37.255 acres of land.

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS	
Chicago Title Insurance Company, G.F. No. 8056532200514, Effective 09/11/2022	
Easement(s) and rights incidental thereto, as granted in a document:	
10(e)	Granted to: City of McKinney, a Texas municipal corporation Recording No. under Clerk's File No. 2022000115720, Real Property Records, Collin County, Texas AFFECTS AS SHOWN
10(f)	Granted to: City of McKinney, a Texas municipal corporation Recording No. under Clerk's File No. 2022000115721, Real Property Records, Collin County, Texas AFFECTS AS SHOWN

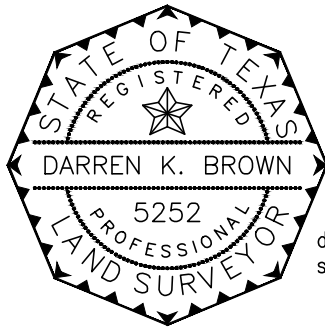
SURVEYOR'S CERTIFICATE

To: Jeran Binning, Temporary Administrator for the Estate Denvil Mixon, deceased, Chicago Title Insurance Company, Chicago Title of Texas, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 08/17/22.

Date of Plat or Map: 10/24/22

Darrell K. Brown, RPLS 5252



darren.brown@spiarsengineering.com

Part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48085C0260K, effective on 06/07/2017. The property is located in Zone "AE" (Base flood elevations determined) and Zone "X" (areas determined to be outside the 500-year floodplain).

ALTA/NSPS LAND TITLE SURVEY

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Mixon Property

Issue Dates:

10/24/22

Date

Revisions

Scale: 1" = 80'

Drawn By: ED

Checked By: DKB

Sheet 1

of 1

JOB # 22-032

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TBP# No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com