



NOTES:  
 ELEVATIONS ARE BASED ON THE PLANS FOR REBUILDING IMPROVEMENTS AT SHOWN ON CONTROL SHEET (SHEET 4) DATED 11/20/14 PREPARED BY HANLEY-HORN & ASSOCIATES  
 BEARINGS ARE BASED ON THE PLANS FOR REBUILDING IMPROVEMENTS AT SHOWN ON CONTROL SHEET (SHEET 4) DATED 11/20/14 PREPARED BY HANLEY-HORN & ASSOCIATES

**LEGAL DESCRIPTION**

BEING a tract of land situated in the John R. Jones Survey, Abstract No. 497, City of McKinney, Collin County, Texas and being part of a called 103,241 acre tract conveyed to the City of McKinney as recorded in County Clerks No. 2007027001038430, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for corner at the southwest corner of said called 103,241 acre tract, said iron rod being of the most westerly southwest corner of a called 65,243 acre tract conveyed to David Huang as recorded in County Clerks No. 2010011500004820, Land Records of Collin County, Texas, and said 2010011500004820, Land Records of Collin County, Texas, and said iron rod being in the north line of a called 69,825 acre tract conveyed to Farnor, Inc. as recorded in Volume 5089, Page 1200, Land Records of Collin County, Texas;

THENCE S 89°00'59" W following the north line of said called 69,825 acre tract a distance of 919.11' to a capped (4613) 1/2" iron rod set for corner;

THENCE N 22°19'18" W a distance of 802.44' to a capped (4613) 1/2" iron rod set for corner;

THENCE N 46°05'45" E a distance of 189.55' to a capped (4613) 1/2" iron rod set for corner;

THENCE along said curve to the left through a central angle of 143°30'00", a radius of 900.00', and an arc length of 227.81' to a capped (4613) 1/2" iron rod set for corner;

THENCE S 00°54'13" E a distance of 942.00' to a capped (4613) 1/2" iron rod set for corner in the west line of said called 65,243 acre tract;

THENCE S 00°44'15" E following the west line of said called 65,243 acre tract a distance of 3.74' to a capped (4613) 1/2" iron rod set for corner;

THENCE S 00°52'58" E following the west line of said called 65,243 acre tract a distance of 242.00' to a 1/2" iron rod found for corner;

THENCE S 00°59'39" E following the west line of said called 65,243 acre tract a distance of 127.88' to the POINT OF BEGINNING and containing 1,688,993 square feet or 25,000 acres of land.

- GENERAL NOTES:**
1. The surveyor has not abstracted subject property.
  2. This survey is subject to all easements of record.
  3. Copyright 2014, Surdukan Surveying, Inc.
  4. The survey is being provided solely for the use of the current parties and that no licenses has been created, copies or originals, to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
  5. The original copy will have original signatures, stamp and seal and an impression seal.

**SURVEYOR'S CERTIFICATE**

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice as adopted by the Board effective September 1, 2013. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 6613

**BOUNDARY SURVEY**  
**25,000 ACRES**  
**JOHN R. JONES SURVEY**  
**ABSTRACT NO. 497**  
**CITY OF MCKINNEY**  
**COLLIN COUNTY, TEXAS**

**SURDUKAN SURVEYING, INC.**  
 P.O. BOX 126  
 ANNA, TEXAS 75409  
 (972) 814-8700  
 FAX NO. 10065500

CURVE	DEFIN. ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	114°57'30"	1001.00'	128.44'	N 38°44'50" E	127.81'

# PROPERTY EXHIBIT "A"