



NORTH
SCALE 1" = 60'

LEGEND

- C.M. = CONTROLLING MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF = IRON ROD FOUND
▲ = CABLE LINE SIGN
□ = FENCE POST
▽ = FIBER OPTIC PIN FLAG
◇ = FIRE HYDRANT
⊕ = POWER POLE
◆ = SIGN
○ = STORM MANHOLE
□ = TELEPHONE BOX
□ = VAULT BOX
⊕ = WATER PAINT STRIPE
○ = WATER PUMP
⊕ = WATER TEST VALVE
⊕ = WATER VALVE

U.S. HIGHWAY 75
VARIABLE WIDTH RIGHT-OF-WAY
CONCRETE PAVEMENT

15' WATER LINE EASEMENT
VOLUME 3823, PAGE 361
D.R.C.C.T.

30' ROW DEDICATION
VOLUME M, PAGE 28
P.R.C.C.T.

WATER LINE EASEMENT
DOC. NO. 91-0063959
O.P.R.C.C.T.

STATE OF TEXAS
C.C. NO. 20060920001355070
O.P.R.C.C.T.

48" REINFORCED
CONCRETE
PIPES (3)
CONCRETE
HEADWALLS
24" REINFORCED
CONCRETE
PIPE

CIRS
4613

CIRS
4613

WATER LINE
PUMP STATIONS

WATER LINE EASEMENT
C.C. NO. 20190924001184230
O.P.R.C.C.T.

TEMPORARY CONSTRUCTION EASEMENT
C.C. NO. 20190924001184220
O.P.R.C.C.T.

N 88°47'48" E 422.20'

50' EASEMENT
"FOR HIGHWAY PURPOSES"
VOLUME 604, PAGE 17
D.R.C.C.T.

LOTS 1, BLOCK A
NEW HOLLAND ADDITION
VOLUME K, PAGE 203
P.R.C.C.T.

7.666 ACRES
333,913 SQ. FT.
CALLED 8.133 ACRES
CURTIS RIPPEE, KEVIN SELF,
& MIKE NICHOLS
C.C. NO. 20220222000295140
O.P.R.C.C.T.

LOTS 1 & 2, BLOCK A
FUTURE EQUIPMENT ADDITION
VOLUME M, PAGE 28
P.R.C.C.T.

LOTS 1-3, BLOCK A
FREEDOM POWERSPORTS ADDITION
VOLUME 2018, PAGE 139
P.R.C.C.T.

POINT OF
BEGINNING

L6

L5

L4

L3

L2

L1

N 88°45'22" E 108.63'

N 46°40'49" E 205.91'

DRY CREEK

DRY CREEK

DRY CREEK

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CITY OF MCKINNEY
RIGHT-OF-WAY WARRANTY DEED
C.C. NO. 20180607000702240
O.P.R.C.C.T.

McLARRY DRIVE
RIGHT-OF-WAY
CONCRETE PAVEMENT

1/2" IRF

C.M.

X CUT

C.M.

C.M.

C.M.

C.M.

C.M.

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C.M.

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LEGAL DESCRIPTION

BEING a tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576 of Collin County, Texas and part of a called 8.133 acre tract of land conveyed to Curtis Rippee, Kevin Self, and Mike Nichols as recorded in County Clerk No. 20220222000295140 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:
BEGINNING in the west Right-of-Way (R.O.W.) of McLarry Drive at a 1/2" iron rod found in the north line of the called 8.133 acre tract of land, said iron rod being the northeast corner of the hereto described tract of land, and said iron rod being the southeast corner of Lot 2, Block A of the Freedom Powersports Addition, an addition to the City of McKinney as shown on the plat thereof recorded in Volume 2018, Page 139 of the Plat Records of Collin County, Texas;
THENCE S 00°31'34" E with the west R.O.W. line of McLarry Street a distance of 682.37' to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner and said capped iron rod being the northeast corner of Lot 1, Block A of the Future Equipment Addition, an addition to the City of McKinney as shown on the plat thereof recorded in Volume M, Page 28 of the Plat Records of Collin County, Texas;
THENCE S 88°44'53" W the south line of the called 8.133 acre tract of land and the north line of said Future Equipment Addition a distance of 826.09' to a 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner in the east R.O.W. of U.S. Highway 75;
THENCE N 14°44'50" E with the east R.O.W. of U.S. Highway 75 a distance of 139.41' to a 1/2" iron rod with plastic cap set for corner;
THENCE N 10°47'30" E continuing with the east R.O.W. of U.S. Highway 75 a distance of 203.34' to a 1/2" iron rod with plastic cap stamped "4613" set for the western most northwest corner and said capped iron rod being in the south line of Lot 1, Block A of the New Holland Addition, an addition to the City of McKinney as shown on the plat thereof recorded in Volume K, Page 203 of the Plat Records of Collin County, Texas;
THENCE N 88°47'48" E with the south line of said New Holland Addition passing a 3/8" iron rod found for reference at a distance of 346.69' and continuing for a total distance of 422.20' to a point for corner in the centerline of a creek;
THENCE with the centerline of the creek in a northerly direction the following seven (7) calls;
THENCE N 46°40'49" E a distance of 205.91' to a point for corner;
THENCE N 53°14'27" W a distance of 76.07' to a point for corner;
THENCE N 32°25'23" E a distance of 95.67' to a point for corner;
THENCE N 72°58'01" E a distance of 51.84' to a point for corner;
THENCE N 09°43'13" W a distance of 43.05' to a point for corner;
THENCE N 50°58'58" E a distance of 43.47' to a point for corner;
THENCE N 23°05'46" W a distance of 2.25' to a point for corner in the south line of said Lot 2;
THENCE N 88°45'22" E following the south line of said Lot 2 a distance of 108.63' to the POINT OF BEGINNING, and containing 333,913 Square Feet or 7.666 acres of land.

SURVEYOR'S CERTIFICATE

TO: JAMES BULLINGTON AND REUNION TITLE:

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 substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II, Land Title Survey.

David J. Surdukan R.P.L.S. No. 4613



BOUNDARY SURVEY
7.666 ACRES
THOMAS J MCDONALD SURVEY
ABSTRACT NO. 576
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

G.F. No. 2018-355598-RU

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

NOTES:

- The original copy will have original signatures, stamp seal and an impression seal.
- Copyright 2022, Surdukan Surveying, Inc.
- This survey is being provided solely for the use of the current parties.
- This survey is subject to all easements of record.
- The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0. Coordinates shown are not grid coordinates.

FLOODPLAIN NOTE: This tract of land is designated to fall within Zone X, according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0260 K, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for the City of McKinney, Collin County, Texas.

SCALE 1" = 60'

DATE: JULY 11, 2022

JOB No. 2022-138