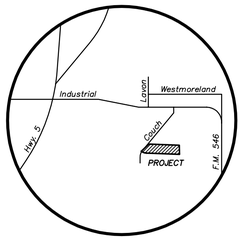

LOCATION MAP
MAPSCO PAGE 361–U

LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
PP	Power Pole
GW	Guy Wire
FH	Fire Hydrant
WV	Water Valve
TP	Telephone Pedestal
SS	Sanitary Sewer
MH	Manhole
PRCCT	Plat Records of Collin County, Texas

BEGINNING

Lot 1, Block A

Lot 2, Block C

S.87°50'00"E.

413.17'

60' Right-of-Way

COUCH DRIVE

N.46°41'13"E.

Δ = 34°50'44"
R = 357.04'
T = 112.05'
L = 217.14'
CB = N.70°24'38"W.
CL = 213.81'

N.87°50'00"W.

11.300 ACRES
(492,233 SQ. FT.)

LOT 1, BLOCK C
McKINNEY INDUSTRIAL PARK NO. 2 REPLAT
CABINET B, PAGE 285
(PRCCT)

50' Railroad Right-of-Way
Cabinet B, Page 285
Volume 1120, Page 26

(no visual evidence of railroad tracks)

30' Utility Easement
Cabinet B, Page 285

1,202.22'

fence is 1.8' inside of the property line

S.01°27'00"E.
359.33'

1,310.59'

fence is 3.7' inside of the property line

Mobile Home Park

Overhead Power Lines

Chain Link Fence

Concrete Pavement

Gate

Canopy

Metal Building

Block D

Firelane

Chain Link Fence

CURRENT TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY; THEREFORE, IT IS POSSIBLE THAT ALL EASEMENTS OF RECORD MAY NOT BE SHOWN

TOPOGRAPHIC SURVEY
11.300 ACRES

W.S. RICHARDSON SURVEY ABST. NO. 747
CITY OF McKINNEY
COLLIN COUNTY, TEXAS

Client: CROSS ENGINEERING CONSULTANTS, INC.

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: March 13, 2008	P.C.: D. Cryer
Technician: L. Spradling	File: COUCH–TOPO
Drawn By: L. Spradling	Job. No. 242–019
	GF No. ?

Revision No. 1

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Sheet: 1 Of: 1

AJ BEDFORD GROUP, INC.
Registered Professional Land Surveyors