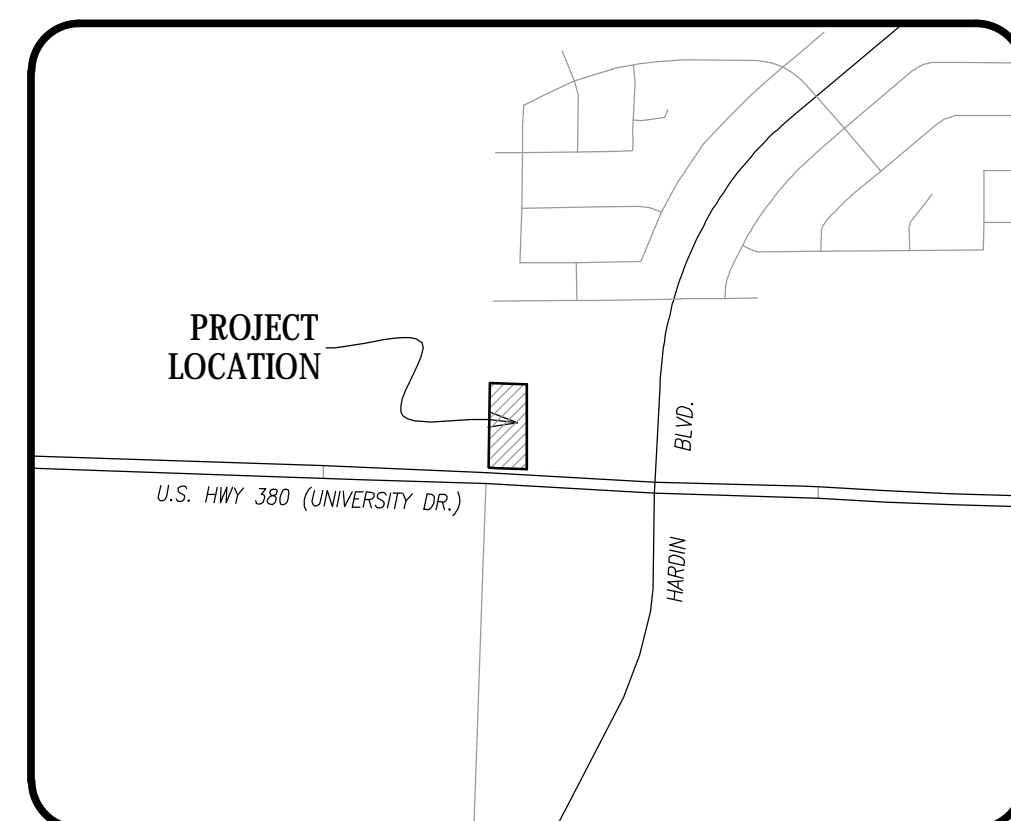


Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).



**LOCATION MAP**  
1" = 1000'

MTAK Properties, LLC  
Doc. No. 20071905001379900  
OPRCCT

Boilermaker Investments, LLC  
Doc. No. 2016052000625900 DRCCT

1 7/8" CIRF (CM)  
N=7131296.20  
E=2520678.78  
Elev.=659.84

N 07°46'50" E ~ 440.12'

1.831 Acres  
(79,759 Sq. Ft.)

W. HUNT SURVEY  
ABSTRACT NO. 450

Lot 2BR, Block A  
HEADINGTON  
HEIGHTS ADDITION  
Cab. 2014, Pg. 662 PRCCT

Lot 2AR, Block A  
HEADINGTON  
HEIGHTS ADDITION  
Cab. 2014, Pg. 662 PRCCT

POINT OF  
BEGINNING

POINT OF  
COMMENCING

U.S. HIGHWAY 380  
variable width R.O.W.  
(a.k.a. West University Drive)

PK Nail Fnd. (CM)  
N=7130843.58  
E=2530246.76  
Elev.=659.82

**METES AND BOUNDS DESCRIPTION**

BEING a tract of land situated in the W. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, the subject tract being part of Lot 2BR, Block A, Headington Heights Addition according to the plat recorded in Cabinet 2014, Page 662 of the Plat Records, Collin County, Texas (PRCCT), the subject tract being more particularly described as follows:

COMMENCING at a PK nail found in concrete on the north line of U.S. Highway 380, a variable width public right-of-way (also known as West University Drive) for the southwest corner of Lot 2AR, Block A, Headington Heights Addition;

THENCE S 86°21'55" W, 35.28 feet along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 87°41'35" W, 163.26 feet continuing along the north line of said highway to a point for the POINT OF BEGINNING of the subject tract;

THENCE N 87°41'35" W, 136.74 feet continuing along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 86°05'30" W, 38.84 feet continuing along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southeast corner of a tract conveyed to Boilermaker Investments, LLC, recorded in Document No. 2016052000625900, Deed Records, Collin County, Texas, and from which a 5/8" iron rod found bears S 10°22'37" W, 0.34 feet, and another bears N 14°22'39" W, 0.59 feet;

THENCE N 00°49'50" E, along the east line thereof, and of a tract conveyed to MTAK Properties, LLC, and continuing a total distance of 440.12 feet to a 1/2" iron rod with plastic cap found for the southwest corner of Lot 3R, Block A, Headington Heights Addition according to the plat recorded in Cabinet 2015, Page 55 PRCCT;

THENCE S 87°48'00" E, 384.43 feet along the common line thereof to an "X" set in concrete for the northwest corner of said Lot 2AR;

THENCE S 02°12'00" W, 438.12 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 79,759 square feet or 1.831 acres of land.

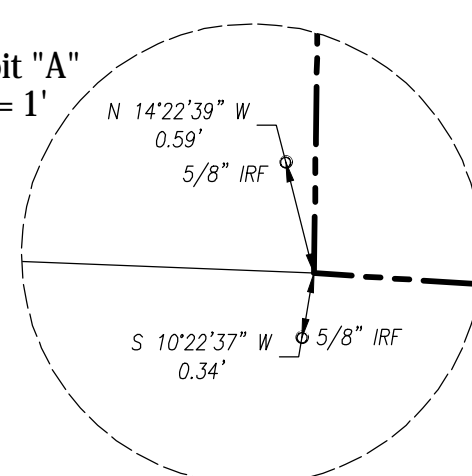
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Printed by: Elnora, Plot Date: 10/21/2016, 1:27:45 PM

10/21/2016 1:27:45 PM

Drawing: G:\2015\20853\15-182\Jared\_Mo\_Survey\20853\15-182\zoning\exhibit.dwg - SUBJECT\DWG\15-182 zoning\exhibit.dwg - Saved By: Elnora - Save Time: 10/21/2016 1:27:45 PM

**Exhibit "A"**  
1" = 1'



765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077  
TBPE No. F-2121 • TBPLS No. F-10043100

**ZONING EXHIBIT**  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

Issue Dates:  
10/21/16

TBPLS Firm No.  
10043100

Date	Revisions

Date	Revisions

Scale: 1" = 30'

Drawn By: ED

Checked By: DKB

Sheet 1

of 1

JOB #15-182

**RECEIVED**  
By Planning Department at 11:09 am, Oct 24, 2016