



LEGAL DESCRIPTION
13.2073 ACRES

BEING a tract of land situated in the William D. Thompson Survey, Abstract No. 891, City of McKinney, Collin County, Texas, and being all of a called 13.201 acre tract of land described in Warranty Deed with Vendor's Lien to Capistrano Garden Investment, Inc. recorded in Volume 5410, Page 8544, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the south right-of-way line of Rockhill Road (a variable width right-of-way), for the northwest corner of said 13.201 acre tract;

THENCE with said south right-of-way line of Rockhill Road, South 85°47'00" East, a distance of 1267.55 feet to a 5/8-inch iron rod found for the northwest corner of Lot 15, Block B, North Brook, an addition to the City of McKinney, Texas according to the plat recorded in Volume F, Page 652, Official Public Records of Collin County, Texas;

THENCE departing said south right-of-way line of Rockhill Road and with the west line of said North Brook, South 0°19'34" East, a distance of 419.43 feet to a 60D nail found for an inner ell corner of said North Brook, and being the northwest corner of Block A, North Brook Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume K, Page 457 of said Official Public Records;

THENCE with the north line of said North Brook Addition, North 88°48'02" West, a distance of 1277.03 feet to a point for the southwest corner of said 13.201 acre tract; from said point a 3/4-inch iron rod found bears South 1°12'27" East, a distance of 0.31 feet;

THENCE departing said north line of North Brook Addition and with the west line of said 13.201 acre tract, North 1°12'27" East, a distance of 486.00 feet to the **POINT OF BEGINNING** and containing 13.2073 acres or 575,310 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

ZONING EXHIBIT

LEGACY BUILDERS MCKINNEY
13.2073 Acres of out the
John Grigsby Survey, Abstract No. 495
City of McKinney, Collin County, Texas

Current Zoning: PD Ord. No. 1486
Proposed Zoning: PD

<p>OWNER</p> <p>Legacy Builders McKinney, LLC 7621 E. Gray Road Suite B2 Scottsdale, AZ 85260 Attn: Chris Hanson 480.685.4923</p>	<p>APPLICANT/REPRESENTATIVE</p> <p>Gage Planning Associates 5911 S. Banning Street Gilbert, AZ 85298 Attn: Lisa Gage 480.390.3337</p>
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