

BG
General Business
1,539,676 Sq. Ft.
35.346 Acres

TOTAL
2,309,512 Sq. Ft.
53.019 Acres

O
Office
789,836 Sq. Ft.
17.873 Acres

This exhibit was received by the Planning Department on October 10, 2011.

ZONING EXHIBIT

53.019 ACRES
JACOB DUNBAUGH SURVEY, A-257
SAMUEL McFALL SURVEY, A-641
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
WELLS FARGO BANK, NATIONAL ASSOCIATION
333 Market Street, 17th Floor
San Francisco, CA 94105
949-251-4467

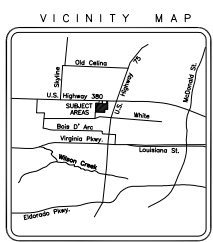
SURVEYOR
RINGLEY & ASSOCIATES, INC.
410 N. Tennessee Street
McKinney, Texas 75069
972-562-1266

RINGLEY & ASSOCIATES, INC.
SURVEYING - MAPPING - PLANNING
410 N. Tennessee - McKinney, Texas 75069
(972) 562-1266

Drawn by	Date	Scale	Job	Title	Sheet
L.H. Ringley	10/08/11	1" = 100'	11155	11155-2.DWG	1 of 2

LEGEND

- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINE
- IR5 = IRON ROD SET
- IRF = IRON ROD FOUND
- IRF W/CAP = IRON ROD FOUND WITH CAP STAMPED "RPLS 4701"
- = "X" in Concrete



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°49'12" E	5.36'
L2	N 18°32'54" E	109.30'
L3	S 79°08'15" E	17.69'
L4	N 01°05'47" E	267.07'
L5	S 88°42'58" E	23.33'
L6	S 01°05'47" W	306.99'
L7	S 61°34'33" E	84.56'
L8	N 00°19'34" E	75.00'
L9	N 67°44'19" E	58.00'
L10	N 06°39'45" W	55.00'
L11	N 63°34'06" E	47.00'
L12	N 33°42'02" W	68.00'
L13	N 65°57'55" W	71.70'
L14	N 05°53'13" W	28.10'
L15	S 74°52'44" E	5.03'
L16	S 89°08'25" E	107.06'
L17	N 81°09'51" E	54.01'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	640.00'	318.14'	314.88'	N 16°46'51" E	28°28'54"
C2	560.00'	374.28'	367.35'	N 21°41'12" E	38°17'38"
C3	890.00'	358.00'	355.59'	N 29°18'36" E	23°02'50"

EXHIBIT B

LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the Jacob Dunbaugh Survey, Abstract No. 257 and the Samuel McFall Survey, Abstract No. 641, Collin County, Texas and being all of that certain 53.019 acre tract of land described in a deed to WELLS FARGO BANK, NATIONAL ASSOCIATION, recorded in Doc.#20101203001349230, of the Deed Records of Collin County, Texas (DRCTT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the most Southwest corner of said 53.019 acre tract in the North line of a called 12.00 acre tract as described in a deed to KPEG Real Estate Fund, Inc. and recorded in Doc.#20100623000876510, DRCTT, said point also being the most Easterly Southeast corner of the Complex 1 South Addition, an addition to the City of McKinney as recorded in Cabinet F, Page 446 of the Map and Plat Records of Collin County, Texas (MPRCTT);

THENCE: North 02 deg. 32 min. 23 sec. East, along the West line of said 53.019 acre tract and the East line of said Complex 1 South Addition, a distance of 95.72 feet to a 1/2 inch iron rod with a red plastic cap stamped "RPLS 4701" (hereinafter referred to as "with cap") found for corner on the East right-of-way line of Community Avenue (80' wide R.O.W. at this point), an addition to the City of McKinney according to the plat thereof recorded in Volume 2007, Page 382, MPRCTT;

THENCE: North 30 deg. 49 min. 12 sec. East, along the East right-of-way of said Community Avenue, a distance of 5.36 feet to a 1/2 inch iron rod with cap, found for corner at the beginning of a curve to the left, having a radius of 640.00 feet and a chord that bears North 16 deg. 46 min. 51 sec. East - 314.66 feet;

THENCE: Along said Community Avenue, with said curve to the left, through a central angle of 28 deg. 29 min. 05 sec. and along an arc distance of 318.15 feet to a 1/2 inch iron rod with cap found for corner at the end of said curve;

THENCE: North 02 deg. 32 min. 23 sec. East, continuing along the East line of said Community Avenue, a distance of 646.02 feet to a 1/2 inch iron rod with cap, found for corner at the beginning of a curve to the right, having a radius of 560.00 feet and a chord that bears North 21 deg. 41 min. 12 sec. East - 367.35 feet;

THENCE: Along said Community Avenue, with said curve to the right, through a central angle of 38 deg. 17 min. 38 sec. and along an arc distance of 374.28 feet to a 1/2 inch iron rod with cap found for corner at the point of reverse curvature to the left, having a radius of 690.00 feet and a chord that bears North 29 deg. 18 min. 36 sec. East - 355.59 feet;

THENCE: Along said Community Avenue, with said curve to the left, through a central angle of 23 deg. 02 min. 50 sec. and along an arc distance of 358.00 feet to a 1/2 inch iron rod with cap found for corner at the end of said curve;

THENCE: North 18 deg. 32 min. 54 sec. East, along the East line of said Community Avenue, a distance of 109.90 feet to a 1/2 inch iron rod with cap, found for the most Westerly Northwest corner of said 53.019 acre tract and same being the Southwest corner of Lot 1, Block B of PK McKinney Addition, an addition to the City of McKinney according to the Record Plat thereof recorded in Volume 2008, Page 563, MPRCTT;

THENCE: South 79 deg. 08 min. 15 sec. East, along the common line of said 53.019 acre tract and said Lot 1, Block B, a distance of 17.89 feet to a 1/2 inch iron rod with cap, found for corner;

THENCE: South 88 deg. 54 min. 13 sec. East, continuing along the common line of said 53.019 acre tract and said Lot 1, Block B, a distance of 373.16 feet to a 1/2 inch iron rod with cap, found for the Southeast corner of said Lot 1, Block B of PK McKinney Addition;

THENCE: North 01 deg. 05 min. 47 sec. East, along the common line of said 53.019 acre tract and said Lot 1, Block B, a distance of 267.07 feet to an X in a concrete sidewalk, found for the Northeast corner of said Lot 1, Block B, on the South Right-of-way line of U.S. Highway 380 (variable width R.O.W.);

THENCE: South 89 deg. 42 min. 58 sec. East, along the South Right-of-way line of said U.S. Highway 380 and the most Northerly line of 53.019 tract, a distance of 23.33 feet to a "X" found in a concrete drive for the most Northerly Northeast corner of said 53.019 acre tract and same being the Northwest corner of Lot 2, Block B of PK McKinney Addition, an addition to the City of McKinney according to the Record Plat thereof recorded in Volume 2010, Page 43, MPRCTT;

THENCE: South 01 deg. 05 min. 47 sec. West, along the common line of said 53.019 acre tract and said Lot 2, Block B, a distance of 306.99 feet to a 1/2 inch iron rod with cap, found for the Southwest corner of said Lot 2, Block B;

THENCE: South 88 deg. 54 min. 13 sec. East, along the common line of said 53.019 acre tract and said Lot 2, Block B, a distance of 367.90 feet to the Southeast corner of said Lot 2, Block B, in the center of a branch on the South line of that certain called 1.4993 acre tract of land described in a deed to Sterling Bank, recorded in Doc.#20100107000016640, DRCTT;

THENCE: South 61 deg. 34 min. 33 sec. East, along the common line of common line of said 53.019 acre tract and said 1.4993 acre tract, with the center of said branch, a distance of 84.56 feet to a point for corner at the centerline intersection of said branch and Jean's Creek. Said point being the most Southerly corner of said 1.4993 acre tract;

THENCE: Northerly along the common line of said 53.019 acre tract and said 1.4993 acre tract, with the center of said Jean's Creek as follows:

- North 0 deg. 19 min. 34 sec. East, a distance of 75.00 feet to a point for corner;
- North 67 deg. 44 min. 19 sec. East, a distance of 56.00 feet to a point for corner;
- North 06 deg. 39 min. 45 sec. West, a distance of 55.00 feet to a point for corner;
- North 63 deg. 34 min. 08 sec. East, a distance of 47.00 feet to a point for corner;
- North 33 deg. 42 min. 02 sec. West, a distance of 68.00 feet to a point for corner;
- North 65 deg. 57 min. 55 sec. West, a distance of 71.70 feet to a point for corner;
- North 05 deg. 53 min. 13 sec. West, a distance of 28.10 feet to a T-Post found for corner in the South Right-of-way line of the aforementioned U.S. Highway 380 (variable width R.O.W.);

THENCE: South 74 deg. 52 min. 44 sec. East, along the South line of said U.S. Highway 380, a distance of 5.03 feet to a 1/2 inch iron rod found for corner;

THENCE: South 89 deg. 08 min. 25 sec. East, along the South line of said U.S. Highway 380, a distance of 107.06 feet to a State of Texas Highway Department aluminum disk found in concrete for corner;

THENCE: North 81 deg. 09 min. 51 sec. East, along the South line of said highway, a distance of 54.01 feet to a 1/2 inch iron rod found for the most Easterly Northeast corner of said 53.019 acre tract and the Northwest corner of Lot 2, Block A of Cameron Crossing, an addition to the City of McKinney according to the Final Plat thereof recorded in Cabinet K, Page 441, MPRCTT;

THENCE: Along the common line of said 53.019 acre tract and said Cameron Crossing as follows:

- South 01 deg. 33 min. 42 sec. West - 296.09 feet to a 1/2 inch iron rod found for corner;
- South 05 deg. 08 min. 07 sec. East - 201.77 feet to a "X" in concrete wall found for corner;
- South 01 deg. 59 min. 11 sec. West - 501.99 feet to a 1/2 inch iron rod found for corner;
- South 09 deg. 02 min. 50 sec. East - 303.10 feet to a 1/2 inch iron rod found for corner;
- South 04 deg. 28 min. 37 sec. West - 507.94 feet to a 1/2 inch iron rod found for the most Easterly Southeast corner of said 53.019 acre tract and the Southwest corner of said Cameron Crossing and being on the North line of that certain called 7.304 acre tract of land described in a deed to Mistletoe Heights, L.L.C., recorded in Volume 4033, Page 1681, DRCTT;

THENCE: North 86 deg. 46 min. 57 sec. West, along the common line of said 53.019 acre tract and said 7.304 acre tract, a distance of 355.51 feet to a 1/2 inch iron rod found for an inside ell corner of said 53.019 acre tract and the Northwest corner of said 7.304 acre tract;

THENCE: South 02 deg. 17 min. 38 sec. West, along the Southeasterly line of said 53.019 acre tract and the West line of said 7.304 acre tract, at 185.16 feet passing a 1/2 inch iron rod found for the most Westerly Southwest corner of said 7.304 acre tract and continuing on for a total distance of 258.06 feet to a 1/2 inch iron rod found in stone rip rap at the bottom of a small branch for corner, said point also being on the West line of a tract of land conveyed to Don Mitchell and recorded in Volume 1176, Page 671, DRCTT;

THENCE: North 87 deg. 34 min. 16 sec. West, along the South line of said 53.019 acre tract, a distance of 1106.60 feet to the POINT OF BEGINNING and containing 2,309,512 square feet or 53.019 acres of land more or less.

This exhibit was received by the Planning Department on October 10, 2011.

ZONING EXHIBIT

53.019 ACRES

JACOB DUNBAUGH SURVEY, A-257
SAMUEL McFALL SURVEY, A-641
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER
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SURVEYOR
RINGLEY & ASSOCIATES, INC.
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		Drawn by	Date	Scale
L.K. Ringley	10/08/11	1" = 100'	11155	11155-2.DWG
				Sheet
				2 of 2

EXHIBIT C