



### Legal Description

Being a tract of land situated in the Grafton Williams Survey, Abstract No. 976, in the City of McKinney, Collin County, Texas, and being a part of that called 12.199 acre tract of land described by deed to RWMD Limited Partnership, as recorded in Volume 5579, Page 4422, of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being all of that called 1.300 acre tract described by deed to Trang Lam and Uyen Hoang, as recorded in Volume 5788, Page 5239, D.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 12" iron rod with a plastic cap stamped "JPI" at the northeasterly corner of a tract of land described by deed to Trang Lam and Uyen Hoang, as recorded in Volume 5788, Page 5239, D.R.C.C.T., same being the southeasterly corner of Lot 1, Block B of HARDIN ELEMENTARY SCHOOL, as recorded in Volume 51, Page 190, of the Map Records of Collin County, Texas (M.R.C.C.T.), said corner also being in the westerly monumented line of Hardin Boulevard (120' right-of-way), said corner also being in the northerly line of said 12.199 acre tract;

THENCE South 09°02'03" East, along the westerly monumented line of Hardin Boulevard, a distance of 69.36' to a 5/8" iron rod found at the beginning of a curve to the right, having a radius of 1403.00', a central angle of 04°46'55", and a chord which bears, South 02°21'24" West, a chord distance of 117.06';

Thence along said curve to the right, in southwesterly direction, an arc length of 117.09' to a 5/8" capped iron rod found "RPLS 5587" at the beginning of a curve to the left, having a radius of 1470.00', a central angle of 05°01'56", and a chord which bears, South 03°47'19" West, a chord distance of 51.78';

Thence along said curve to the left, in a southwesterly direction, an arc length of 51.78' to a capped iron rod found "RPLS 5587", for the southeasterly corner of 1.300 acre tract;

THENCE North 89°56'54" West, along the southerly line of said 1.300 acre tract, a distance of 232.14' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5086" set therein after referred to as a capped iron rod set) at the westerly corner of said 1.300 acre tract;

THENCE North 09°03'06" East, along the westerly line of said 1.300 acre tract, a distance of 23.00' to a capped iron rod set for corner;

THENCE North 89°56'54" West, over and across said 12.199 acre tract a distance of 637.80' to a capped iron rod set in the easterly line of Lot 29, Block A, of FRANKLIN HEIGHTS ADDITION, as recorded in Volume P, Page 263, M.R.C.C.T.;

THENCE North 09°03'37" East, along the easterly line of Lots 29-31, Block A of said FRANKLIN HEIGHTS ADDITION, a distance of 215.00' to a capped iron rod set for the northwesterly corner of the herein described property, same being the northeasterly corner of Lot 31, Block A of said FRANKLIN HEIGHTS ADDITION, said corner also being in the southerly monumented line of Aspen Drive, as shown on the aforementioned plat of HARDIN ELEMENTARY SCHOOL;

THENCE South 89°56'54" East, partially along the southerly line of said Aspen Drive, same being the northerly line of said 12.199 acre tract, passing a 5/8" iron rod found at the northwesterly corner of said 1.300 acre tract, at a distance of 637.86', and continuing along the northerly line of said 1.300 acre tract, same being the northerly line of aforementioned Lot 1, Block B, a total distance of \$77.93' to the POINT OF BEGINNING and containing 4.449 acres of land, more or less.

Legend		
Key	Type	Size
	Canopy Tree	4" Caliper
	Ornamental Tree	10' Tall
	Evergreen Tree	3' Tall
	Shrubs	
	Ground Cover	
	Ground Cover 2	
	Grass	

4.449 Acres

The final location of mutual access and fire lane easements, including median openings, will be determined through the site plan and platting processes.

# Landscaping Exhibit

Scale 1"=40'

# McKinney Ranch Parkway

Planning 11-176Z

<b>Project Engineer</b> Joe Helmberger Helmsberger Associates Inc. 972-442-7459 1525 Bozman Wylie TX Joe.Helmberger@verizon.net	<b>Project Information</b> 4.449 Acres (193,798 Square Feet) City of McKinney, Collin County Texas Grafton Williams Survey, Abstract No. 976 Existing Zoning "C" Planned Center Proposed "PD" Planned Development Requested With Self Storage As An Allowed Use Proposed Use, Self Storage Facility	<b>Owners Information</b> Tract 1 (1.3 acres) Trung H. Lam & Uyen N. Hoang 2514 Briarbrook, Garland TX 75040 Tract 2 (3.149 acres) RWMD Limited Partnership 1809 Sycamore Trace, McKinney TX 75070 & Kim Elaine Leidy P.O.Box 70, Telephone TX 75488	<b>OutofSpace</b> Proposed Self Storage N.W.C. McKinney Ranch Parkway & Hardin Blvd. City of McKinney, Texas	<b>Joe Feagin Architect</b> 577 Country Club Fairview TX 75069 469-233-0653 jfeagin@sbcglobal.net	Date 8/5/12