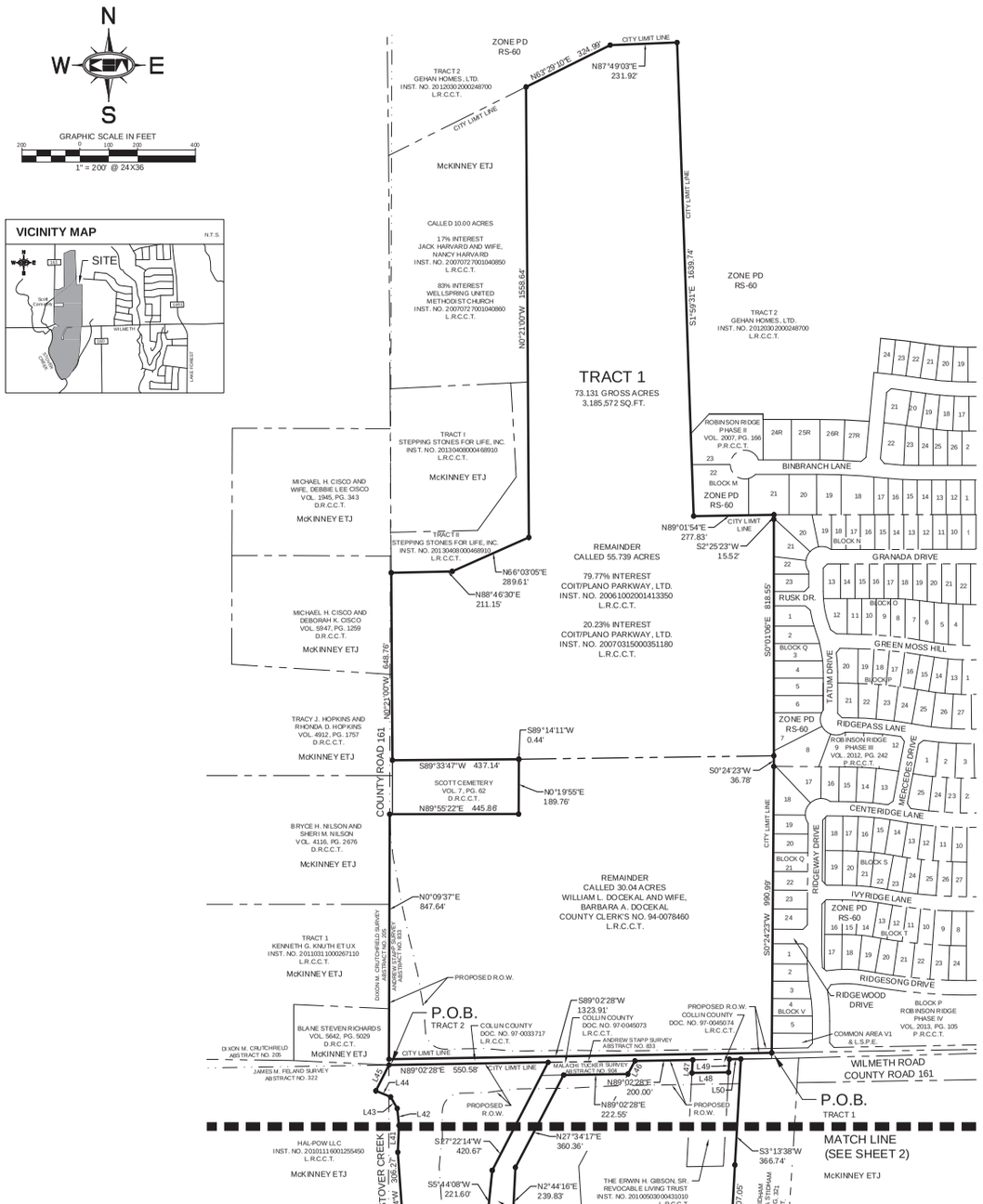

NOTE:

Per Texas Health and Safety Code Chapter 711.035 (d), right of way cannot be dedicated across a cemetery, unless specific provisions are met. As a result, the alignment of future Ridge Road Right of Way is shown to not require dedication from Scott Cemetery.

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LEGAL DESCRIPTION

TRACT 1
73.131 ACRES

BEING a tract of land situated in the Dixon M. Crutchfield Survey, Abstract No. 205 and the Andrew Stapp Survey, Abstract No. 833, Collin County, Texas and being part of a tract of land described in Warranty Deed with Vendor's Lien to William L. Docekal and wife, Barbara A. Docekal recorded in Document No. 94-0078460, Land Records of Collin County, Texas and part of a tract of land described in Special Warranty Deed with Vendor's Lien (79.77% interest) to Coit/Plano Parkway Ltd. recorded in Instrument No. 20061002001413350, Land Records of Collin County, Texas and Assumption Warranty Deed (20.23% interest) to Coit/Plano Parkway Ltd. recorded in Instrument No. 20070315000351180, Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the approximate centerline of Wilmeth Road (County Road 161) and a city limit line for the City of McKinney, Texas at the southwest corner of Robinson Ridge Phase IV, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2013, Page 105, Plat Records of Collin County, Texas and the northeast corner of a tract of land described in Deed to Collin County recorded in Document No. 97-0033717, Land Records of Collin County, Texas;

THENCE along the said centerline of Wilmeth Road, the north line of said Collin County tract and said city limit line, South 89°02'28" West, a distance of 1323.91 feet to a point for corner in the approximate centerline of County Road 161 at the northwest corner of said Collin County tract;

THENCE departing the said city limit line and along the said centerline of County Road 161, North 0°09'37" East, a distance of 847.64 feet to a point for corner;

THENCE departing the said centerline of County Road 161, with the south line of a tract of land described in deed to Scott Cemetary recorded in Volume 7, Page 62, Deed Records of Collin County, Texas, North 89°55'22" East, a distance of 445.86 feet to the southeast corner of said Scott Cemetery;

THENCE North 0°19'55" East, a distance of 189.76 feet to the northeast corner of said Scott Cemetery;

THENCE with the north line of said Scott Cemetery, the following courses and distances:

South 89°14'11" West, a distance of 0.44 feet to a point for corner;
South 89°33'47" West, a distance of 437.14 feet to a point for corner in the said centerline of County Road 161 at the northwest corner of said Scott Cemetery;

THENCE along the said centerline of County Road 161, North 0°21'00" West, a distance of 648.76 feet to the southwest corner of a tract of land described as Tract II in Geneal Warranty Deed to Stepping Stones for Life, Inc. recorded in Instrument No. 20130408000468910, Land Records of Collin County, Texas;

THENCE with the south line of said Tract II, the following courses and distances:

North 88°46'30" East, a distance of 211.15 feet to a point for corner;
North 66°03'05" East, a distance of 289.61 feet to the southeast corner of said Tract II;

THENCE with the east line of said Tract II, North 0°21'00" West, at a distance of 537.82 feet passing the southwest corner of a tract of land described in Special Warranty Deed to Jack Harvard and wife, Nancy Harvard recorded in Instrument No. 20070727001040850, Land Records of Collin County, Texas, and continuing for a total distance of 1558.64 feet to a point in the south line of a tract of land described as Tract 2 in Special Warranty Deed to Gehan Homes, Ltd. recorded in Instrument No. 20120302000248700, Land Records of Collin County, Texas and a city limit line of the City of McKinney, Texas, at the northeast corner of said Tract II;

THENCE with the south line of said Tract 2 and said city limit line, the following courses and distances:

North 63°29'10" East, a distance of 324.99 feet to a point for corner;
North 87°49'03" East, a distance of 231.92 feet to a point for corner;
South 1°59'31" East, at a distance of 1354.74 feet passing the westernmost northwest corner of Block M, Robinson Ridge Phase II, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2007, Page 166, Plat Records of Collin County, Texas, and continuing for a total distance of 1639.74 feet to the southwest corner of said Block M;

THENCE with the south line of said Block M and said city limit line, North 89°01'54" East, a distance of 277.83 feet to the northwest corner of Block N, Robinson Ridge Phase III, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2012, Page 242, Plat Records of Collin County, Texas;

THENCE with the west line of said Block N and said city limit line, the following courses and distances:

South 2°25'23" West, a distance of 15.52 feet to a point for corner;
South 0°01'06" East, a distance of 818.55 feet to a point for corner;
South 0°24'23" West, a distance of 36.78 feet to the northwest corner of said Robinson Ridge Phase IV;

THENCE with the west line of said Robinson Ridge Phase IV and said city limit line, South 0°24'23" West, a distance of 990.99 feet to the **POINT OF BEGINNING** and containing 73.131 acres or 3,185,572 square feet of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

TRACT 2
53.569 ACRES

BEING a tract of land situated in the James M. Feland Survey, Abstract No. 322 and the Malachi Tucker Survey, Abstract No. 904, Collin County, Texas and being all of a tract of land described in Warranty Deed with Vendor's Lien to Ronald Alan Gibson recorded in Document No. 93-0084325, Land Records of Collin County, Texas, all of a tract of land described in Warranty Deed with Vendor's Lien to Armon Davis Gibson and wife Mary Ann Gibson recorded in Document No. 93-0084328, Land Records of Collin County, Texas, all of a tract of land described in Warranty Deed with Vendor's Lien to Evelyn Elizabeth Gibson Valek and husband Wesley John Valek recorded in Document No. 93-0084317, Land Records of Collin County, Texas, all of a tract of land described in Special Warranty Deed to The Erwin H. Gibson, Sr. Revocable Living Trust recorded in Instrument No. 20100503000431020, Land Records of Collin County, Texas and part of a tract of land described in Special Warranty Deed to The Erwin H. Gibson, Sr. Revocable Living Trust recorded in Instrument No. 20100503000431010, Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the approximate centerline of Wilmeth Road (County Road 161) and a city limit line of the City of McKinney, Texas, at the southwest corner of a tract of land described in Deed to Collin County recorded in Document No. 97-0033717, Land Records of Collin County, Texas;

THENCE along the said centerline of Wilmeth Road, said city limit line and the south line of said Collin County tract, North 89°02'28" East, a distance of 550.58 feet to the northwest corner of a tract of land described in Special Warranty Deed to D.F. H.H. Fund I, Ltd. recorded in Instrument No. 20070110000047540, Land Records of Collin County, Texas;

THENCE departing the said centerline of Wilmeth Road, said city limit line and the said south line of the Collin County tract, with the west line of said D.F. H.H. Fund I, Ltd. tract, the following courses and distances:

South 27°22'14" West, a distance of 420.67 feet to a point for corner;
South 5°44'08" West, a distance of 221.60 feet to the southwest corner of said D.F. H.H. Fund I, Ltd. tract;

THENCE with the south line of said D.F. H.H. Fund I, Ltd. tract, South 84°18'12" East, a distance of 91.26 feet to a point for the southernmost southeast corner of said D.F. H.H. Fund I, Ltd. tract;

THENCE with the east line of said D.F. H.H. Fund I, Ltd. tract, the following courses and distances:

North 2°44'16" East, a distance of 239.83 feet to a point for corner;
North 27°34'17" East, a distance of 360.36 feet to a point for corner;
North 89°02'28" East, a distance of 222.55 feet to a point for corner;
North 2°58'49" East, a distance of 51.42 feet to a point for corner in the said centerline of Wilmeth Road and said city limit line at the northeast corner of said D.F. H.H. Fund I, Ltd. tract;

THENCE along the said centerline of Wilmeth Road and said city limit line, North 89°02'28" East, a distance of 200.00 feet to a point for the northwest corner of a tract of land described in Deed to Collin County recorded in Document No. 97-0045074, Land Records of Collin County, Texas;

THENCE departing the said centerline of Wilmeth Road, with said city limit line, South 3°14'38" West, a distance of 45.15 feet to a point for the southwest corner of said Collin County tract;

THENCE with the south line of said Collin County tract and said city limit line, North 89°01'39" East, a distance of 126.55 feet to a point for the southeast corner of said Collin County tract;

THENCE with the west line of said Collin County tract and said city limit line, North 3°14'38" East, a distance of 45.12 feet to a point for corner in the said centerline of Wilmeth Road;

THENCE with the said centerline of Wilmeth Road and said city limit line, North 89°02'28" East, a distance of 39.80 feet to a point for the northwest corner of a tract of land described in Warranty Deed with Vendor's Lien to James H. Stidham and wife, Linda Stidham recorded in Volume 2968, Page 321, Land Records of Collin County, Texas;

THENCE departing the said centerline of Wilmeth Road, with the west line of said Stidham tract, the following courses and distances:

South 3°13'38" West, a distance of 366.74 feet to a point for corner;
South 3°03'10" West, a distance of 507.05 feet to a point for the southwest corner of said Stidham tract and the most westerly northwest corner of a tract of land described in Special Warranty Deed to YCK Collin Properties 346, LLC, recorded in Instrument No. 20110302000227540, Land Records of Collin County, Texas;

THENCE with the west line of said YCK Collin Properties 346, LLC tract, the following courses and distances:

South 3°15'09" West, a distance of 240.26 feet to a point for corner;
South 10°30'48" West, a distance of 234.06 feet to a point for corner;
South 10°34'01" West, a distance of 307.44 feet to a point for corner;
South 29°28'09" West, a distance of 280.96 feet to a point for corner;
South 29°30'49" West, a distance of 205.45 feet to a point for corner;
South 29°16'09" West, a distance of 172.70 feet to a point for corner;
South 29°41'40" West, a distance of 257.42 feet to a point for corner in the approximate centerline of Stover Creek;

THENCE along the said centerline of Stover Creek, the following courses and distances:

North 53°33'47" West, a distance of 15.41 feet to a point for corner;
North 14°04'20" West, a distance of 90.71 feet to a point for corner;
North 22°47'07" West, a distance of 39.95 feet to a point for corner;
North 75°48'05" West, a distance of 45.97 feet to a point for corner;
South 58°40'28" West, a distance of 123.29 feet to a point for corner;
North 89°17'41" West, a distance of 41.75 feet to a point for corner;
North 29°48'55" West, a distance of 53.90 feet to a point for corner;
North 13°14'31" West, a distance of 63.53 feet to a point for corner;
North 6°10'26" East, a distance of 90.35 feet to a point for corner;
North 13°01'50" West, a distance of 103.19 feet to a point for corner;
North 38°18'04" West, a distance of 73.61 feet to a point for corner;
North 84°19'30" West, a distance of 79.41 feet to a point for corner;
North 52°15'54" West, a distance of 61.47 feet to a point for corner;
North 5°14'58" East, a distance of 34.74 feet to a point for corner;
North 37°01'50" East, a distance of 70.92 feet to a point for corner;
North 10°01'36" East, a distance of 43.98 feet to a point for corner;
North 13°07'15" West, a distance of 74.02 feet to a point for corner;
North 38°55'25" West, a distance of 79.82 feet to a point for corner;
North 54°39'06" West, a distance of 81.51 feet to a point for corner;
North 19°53'20" West, a distance of 159.10 feet to a point for corner;
North 7°06'27" West, a distance of 94.91 feet to a point for corner;
North 55°46'22" West, a distance of 143.46 feet to a point for corner;
North 35°38'28" West, a distance of 78.06 feet to a point for corner;
North 16°47'57" East, a distance of 46.95 feet to a point for corner;
North 54°09'10" East, a distance of 83.03 feet to a point for corner;
North 35°23'34" East, a distance of 82.03 feet to a point for corner;
North 12°59'14" West, a distance of 27.13 feet to a point for corner;
North 62°19'25" West, a distance of 53.87 feet to a point for corner;
North 87°10'45" West, a distance of 59.71 feet to a point for corner;
North 77°45'04" West, a distance of 52.06 feet to a point for corner;
North 67°22'28" West, a distance of 49.01 feet to a point for corner;
North 32°24'48" West, a distance of 53.51 feet to a point for corner;
North 7°44'51" East, a distance of 54.71 feet to a point for corner;
North 47°01'23" East, a distance of 28.73 feet to a point for corner;
North 87°56'50" East, a distance of 116.54 feet to a point for corner;
North 28°17'35" East, a distance of 80.87 feet to a point for corner;
North 53°08'53" East, a distance of 48.91 feet to a point for corner;
North 61°39'36" East, a distance of 132.76 feet to a point for corner;
North 23°43'22" East, a distance of 40.15 feet to a point for corner;
North 17°13'15" West, a distance of 62.08 feet to a point for corner;
North 4°09'04" West, a distance of 306.27 feet to a point for corner;
North 2°35'40" East, a distance of 92.78 feet to a point for corner;
North 5°51'03" West, a distance of 58.72 feet to a point for corner;
North 29°51'31" West, a distance of 45.80 feet to a point for corner;
North 67°13'50" West, a distance of 55.66 feet to a point for corner;
North 26°55'06" East, a distance of 100.33 feet to the **POINT OF BEGINNING** and containing 53.569 acres or 2,333,450 square feet of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

RECEIVED
By Kathy Wright at 12:52 pm, Oct 18, 2013

ANNEXATION EXHIBIT
TRACT 1 73.131 ACRE TRACT
TRACT 2 53.569 ACRE TRACT
JAMES M. FELAND SURVEY, ABSTRACT NO. 322, ANDREW STAPP SURVEY, ABSTRACT NO. 833, DIXON CRUTCHFIELD SURVEY, ABSTRACT NO. 205 & MALACHI TUCKER SURVEY, ABSTRACT NO. 904
COLLIN COUNTY, TEXAS

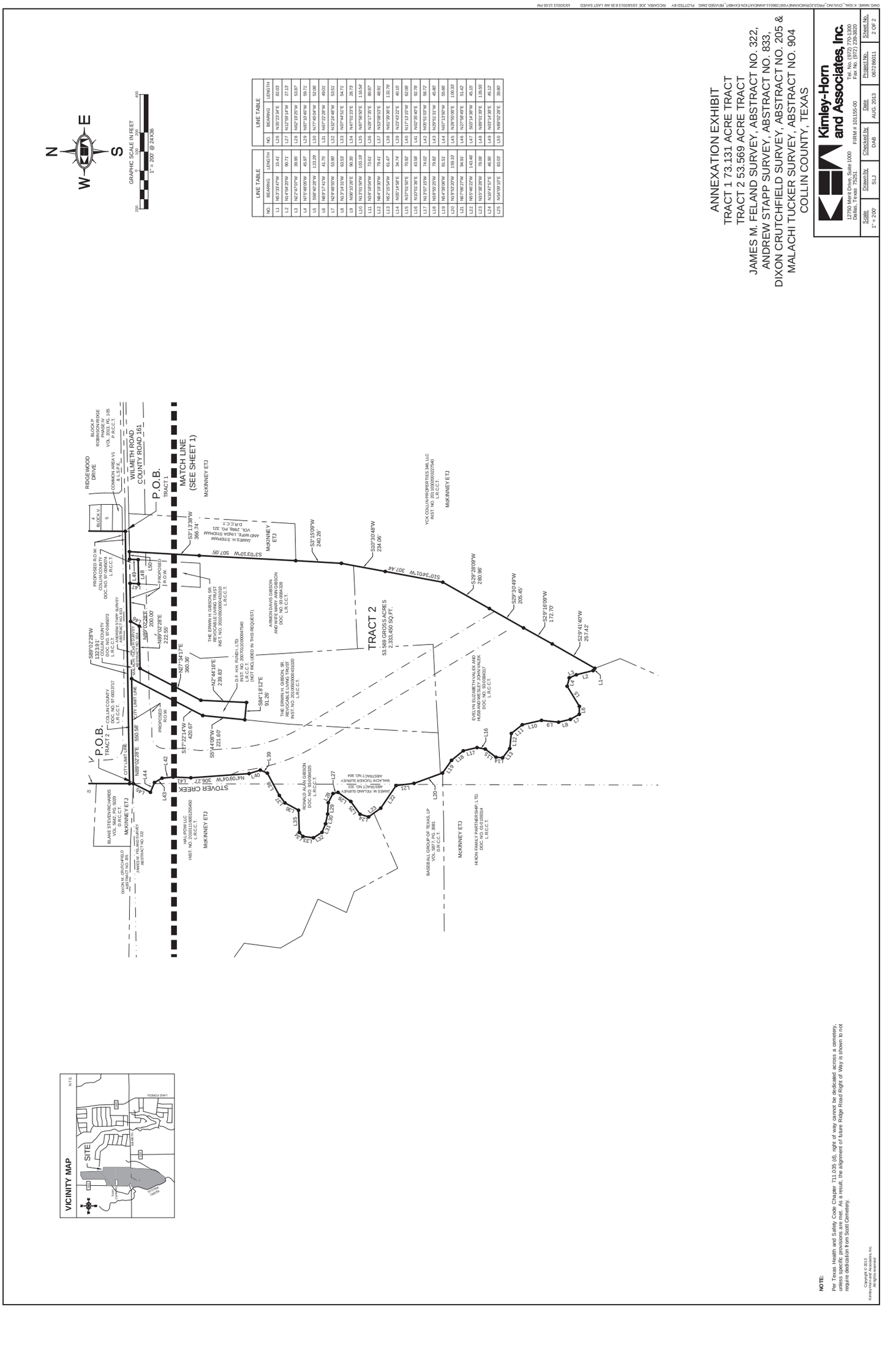
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 101155-00
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SLJ	DAB	SEPT 2013	067286011	1 OF 2

Exhibit D

DWG NAME: K:\DAL_CIVIL\DAL_PROJ\067286011\ANNEXATION EXHIBIT_REVISED.DWG PLOTTED BY: RICCARDO, JOE 10/18/2013 11:53 AM LAST SAVED 10/18/2013 12:56 PM

Exhibit D



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