

**RESIDENTIAL ZONING**

**BEING** a tract of land situated in the John Hart Survey, Abstract No. 423, and the Tola Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas, and being a portion of a called 47.608 acre tract of land, described in the deed to Seminole BloomFive LP, recorded in Instrument No. 20080317000317660 of the Official Public Records of Collin County, Texas, and being a portion of a called 65.243 acre tract of land described in the deed to David Huang, Trustee, recorded in Instrument No. 20100115000048820, said Official Public Records, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8 inch iron rod found at the northwest corner of said 47.608 acre tract and on the current southerly right-of-way line of Bloomfield Road (a variable width right of way) as created in Pecan Ridge Estates Phase One, an Addition to the City of McKinney, according to the Record Plat, thereof, recorded in Cabinet R, Page 192 of the Map Records of Collin County, Texas, Pecan Ridge Estates Phase Two, an Addition to the City of McKinney, according to the Record Plat, thereof, recorded in Cabinet R, Page 194 of said Map Records, from which a 3/8 inch iron rod found for witness at the northeast corner of a called 103.241 acre tract of land described in the deed to City of McKinney, recorded in Instrument No. 20070727001038430, said Official Public Records;

- THENCE** along the northerly line of said 47.608 acre tract and along the southerly right-of-way of Bloomdale Road, the following three (3) courses:
1. South 89°48'50" East a distance of 140.19 feet to a point for corner;
  2. North 89°34'05" East a distance of 884.00 feet to 5/8 inch iron rod found for corner;
  3. North 89°33'42" East a distance of 344.26 feet to a point for corner;

**THENCE** South 0°36'17" East, departing the southerly right-of-way line of Bloomdale Road, and crossing said 47.608 acre tract a distance of 422.71 feet to a point for corner;

**THENCE** South 89°39'13" East, continuing across said 47.608 acre tract, a distance of 302.50 feet to a point for corner;

**THENCE** South 0°26'25" East, continuing across said 47.608 acre tract and passing en route at a distance of 438.28 feet the southerly line of said 47.608 acre tract, common to the northerly line of said 65.243 acre tract, and continuing across said 65.243 acre tract a total distance of 441.04 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 50°21'09", a radius of 850.00 feet, a chord bearing and distance of South 25°43'18" East, 721.59 feet;

**THENCE** in a southeasterly direction, continuing across said 65.243 acre tract and with said curve to the left, an arc distance of 745.13 feet to a point for corner at the end of said curve;

**THENCE** South 38°54'20" West, continuing across said 65.243 acre tract, a distance of 135.51 feet to the point of curvature of a tangent curve to the right;

**THENCE** in a southerly direction, continuing across said 65.243 acre tract, and along the arc of said curve to the right, through a central angle of 12°27'05", having a radius of 970.00 feet, a chord bearing of South 45°07'52" West, a chord distance of 210.38 feet and an arc length of 210.80 feet to the end of said curve;

**THENCE** South 89°22'39" West, continuing across said 65.243 acre tract, a distance of 104.66 feet to a point for corner;

**THENCE** North 60°04'02" West, continuing across said 65.243 acre tract, a distance of 285.82 feet to a point for corner;

**THENCE** South 89°01'50" West, continuing across said 65.243 acre tract, passing en route at a distance of 856.72 feet a 5/8 inch iron rod with plastic cap stamped "4581" found for witness at the northwest corner of a called 69.625 acre tract of land described in the deed to Exmar, Inc., recorded in Volume 4405, Page 2222, said Official Public Records, and continuing on said course and along the northerly line of said 69.625 acre tract, a total distance of 1374.17 feet to a 3/8 inch iron rod found for corner at the western-most southwest corner of said 65.243 acre tract, common to the southeast corner of said 103.241 acre tract;

**THENCE** North 0°59'19" West, along the westerly line of said 65.243 acre tract a distance of 757.85 feet to a one inch iron rod found for corner at the northwest corner of said 65.243 acre tract, common to the southwest corner of said 47.608 acre tract;

**THENCE** North 1°11'11" West, along the westerly line of said 47.608 acre tract a distance of 884.88 feet to the **POINT OF BEGINNING** and containing 62.461 acres (2,720,792 square feet) of land, more or less.

**LOCAL COMMERCIAL ZONING**

**BEING** a tract of land situated in the John Hart Survey, Abstract No. 423, and the Tola Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas, and being a portion of a called 47.608 acre tract of land, described in the deed to Seminole BloomFive LP, recorded in Instrument No. 20080317000317660 of the Official Public Records of Collin County, Texas, and being a portion of a called 65.243 acre tract of land described in the deed to David Huang, Trustee, recorded in Instrument No. 20100115000048820, said Official Public Records, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with plastic cap stamped "PACHECO KOCH" found at the southeast corner of said 65.243 acre tract, common to the northeast corner of Lot 1 in Block A in Crooked Creek/Blue Mountain Addition, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet L, Page 714, Map Records of Collin County, Texas, and on the westerly right-of-way line of North McDonald Street (State Highway 5, a 100 foot wide right of way), and at the beginning of a curve to the left, having a central angle of 7°55'55", a radius of 3769.72 feet, and a chord bearing and distance of North 12°36'22" East, 521.45 feet;

**THENCE** in a northeasterly direction, along the westerly right-of-way line of North McDonald Street, an arc distance of 521.87 feet to the **POINT OF BEGINNING**;

**THENCE** North 81°21'36" West, departing the westerly right-of-way line of North McDonald Street and crossing said 65.243 acre tract, a distance of 33.96 feet to a point for corner at the beginning of a tangent curve to the right having a central angle of 80°45'18", a radius of 850.00 feet, a chord bearing and distance of North 40°58'56" West, 1101.30 feet;

**THENCE** in a northwesterly direction, continuing across said 65.243 acre tract and with said curve to the right, an arc distance of 1198.03 feet to a point for corner at the end of said curve;

**THENCE** North 0°26'25" West, continuing across said 65.243 acre tract, passing en route at a distance of 2.76 feet the northerly line of said 65.243, common to the southerly line of said 47.608 acre tract, and continuing across said 47.608 acre tract a total distance of 441.04 feet to a point for corner;

**THENCE** North 89°39'13" West, continuing across said 47.608 acre tract, a distance of 302.50 feet to a point for corner;

**THENCE** North 0°36'17" West, continuing across said 47.608 acre tract, a distance of 422.71 feet to a point for corner on the northerly line of said 47.608 acre tract and on the current southerly right-of-way line of Bloomfield Road (a variable width right of way) as created in Pecan Ridge Estates Phase One, an Addition to the City of McKinney, according to the Record Plat, thereof, recorded in Cabinet R, Page 192 of the Map Records of Collin County, Texas;

**THENCE** North 89°33'42" East, along the northerly line of said 47.608 acre tract and along the southerly right-of-way line of Bloomfield Road, a distance of 554.86 feet to a point for corner at the intersection of the current southerly right-of-way line of Bloomfield Road and the southwesterly right-of-way line of F.M. 543 (a variable width right of way) and at the beginning of a non-tangent curve to the left having a central angle of 38°16'08", a radius of 1006.09 feet, a chord bearing and distance of South 64°42'00" East, 659.56 feet;

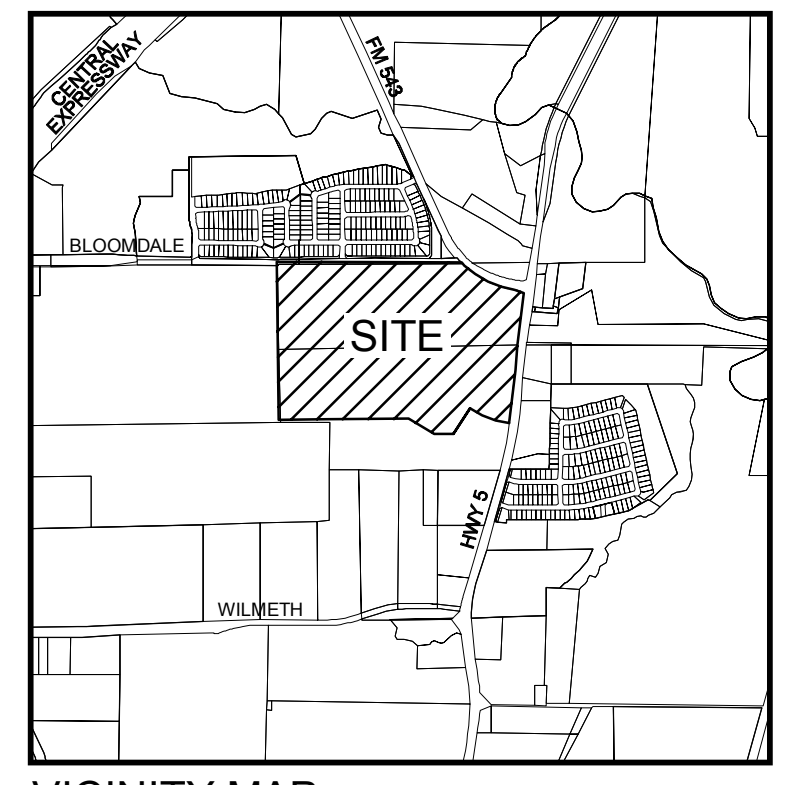
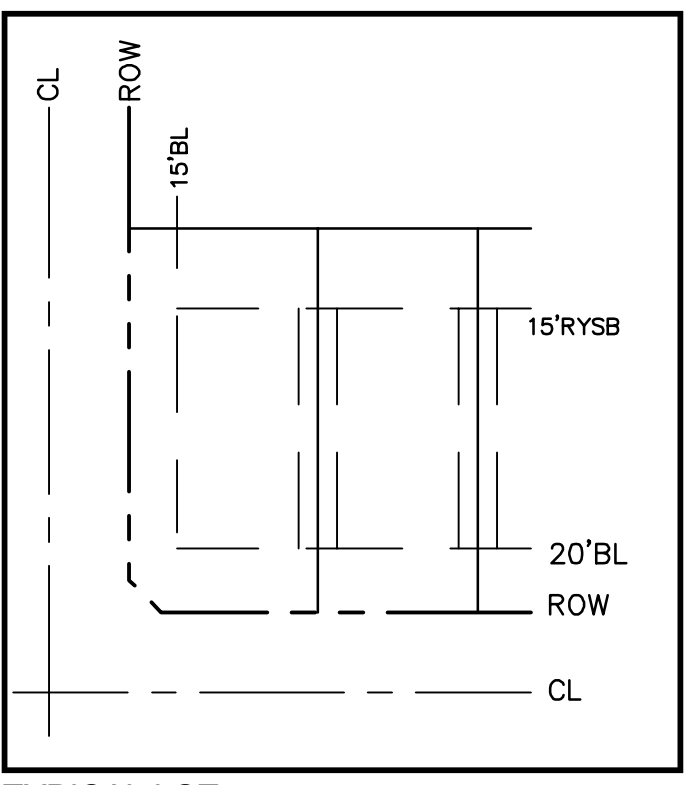
**THENCE** in a southeasterly direction, along the northerly line of said 47.608 acre tract and along the southwesterly right-of-way line of F.M. 543, and with said curve to the left, an arc distance of 671.98 feet to a point for corner at the end of said curve;

**THENCE** South 60°52'01" East, continuing along the northerly line of said 47.608 acre tract and the southwesterly right-of-way line of F.M. 543, a distance of 60.94 feet to a wooden right-of-way marker found for corner at intersection of the southwesterly right-of-way line of F.M. 543 and the westerly right-of-way line of North McDonald Street;

- THENCE** along the westerly right-of-way line of North McDonald Street, the following four (4) courses:
1. South 8°07'19" West, a distance of 268.93 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 4°00'00", a radius of 2914.79 feet, a chord bearing and distance of South 6°07'19" West, 203.45 feet;
  2. In a southwesterly direction, with said curve to the left, an arc distance of 203.49 feet to a 1/2 inch iron rod found for corner at the end of said curve;
  3. South 4°07'19" West, a distance of 632.50 feet to a point for corner at the beginning of a tangent curve to the right having a central angle of 4°31'05", a radius of 3769.72 feet, a chord bearing and distance of South 6°22'52" West, 297.19 feet;
  4. In a southwesterly direction, with said curve to the right, an arc distance of 297.26 feet to the **POINT OF BEGINNING** and containing 29.350 acres (1,278,504 square feet) of land, more or less.

**GENERAL NOTES**

1. ALIGNMENT OF THOROUGHFARE SHOWN IS APPROXIMATE & WILL BE DETERMINED AT TIME OF PLATTING.
2. THIS EXHIBIT DOES NOT ESTABLISH THE FEASIBILITY OF ANY PARTICULAR STREET LAYOUT OR ANY PARTICULAR NUMBER OF RESIDENTIAL LOTS THAT CAN BE DEVELOPED. THE FEASIBILITY OF DEVELOPING THIS PROPERTY AS SINGLE FAMILY RESIDENTIAL CAN ONLY BE DETERMINED AFTER A PRELIMINARY PLAT IS PREPARED AND APPROVED.



# Proposed Zoning Exhibit

(for reference only)

TOLA DUNN SURVEY, ABSTRACT #284 & JOHN HART SURVEY, ABSTRACT #423  
 MAY, 2014

ENGINEER / SURVEYOR:  
 Kimley-Horn and Associates  
 State of Texas Registration No. F-928  
 5750 Genesis Court, Suite 200  
 Frisco, TX 75034  
 P (972) 335-3580  
 F (972) 335-3779  
 Contact: Mark Harris, P.E.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

