



NORTH
SCALE 1" = 100'

LEGEND
C.M. = CONTROLLING MONUMENT
P = POWER POLE
B = BOLLARD

BEARINGS ARE BASED ON THE PLANS FOR REDBUD BLVD. IMPROVEMENTS AS SHOWN ON CONTROL SHEET (SHEET 4) DATED 12/20/14 PREPARED BY KIMLEY-HORN & ASSOCIATES

LEGAL DESCRIPTION

BEING a tract of land situated in the John R. Jones Survey, Abstract No. 497, City of McKinney, Collin county, Texas and being part of a called 103,241 acre tract conveyed to the City of McKinney as recorded in County Clerks No. 20070727001038430, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for corner at the southeast corner of said called 103,241 acre tract, said iron rod being at the most westerly southwest corner of a called 65,243 acre tract conveyed to David Huang as recorded in County Clerks No. 20100115000048820, Land Records of Collin County, Texas, and said iron rod being in the north line of a called 69,625 acre tract conveyed to Exmar, Inc. as recorded in Volume 5089, Page 1200, Land Records of Collin County, Texas;

THENCE S 89°00'59" W following the north line of said called 69,625 acre tract a distance of 919.11' to a capped (4613) 1/2" iron rod set for corner;

THENCE N 22°19'18" W a distance of 802.44' to a capped (4613) 1/2" iron rod set for corner;

THENCE N 46°05'45" E a distance of 169.55' to a capped (4613) 1/2" iron rod set for corner;

THENCE along said curve to the left through a central angle of 14°32'30", a radius of 900.00', and an arc length of 228.42' with a chord bearing of N 38°49'30" E, and a chord length of 227.81' to a capped (4613) 1/2" iron rod set for corner;

THENCE S 88°54'13" E a distance of 942.00' to a capped (4613) 1/2" iron rod set for corner in the west line of said called 65,243 acre tract;

THENCE S 00°44'15" E following the west line of said called 65,243 acre tract a distance of 3.74' to a capped (4613) 1/2" iron rod set for corner;

THENCE S 00°52'58" E following the west line of said called 65,243 acre tract a distance of 242.08' to a 1/2" iron rod found for corner;

THENCE S 00°59'39" E following the west line of said called 65,243 acre tract a distance of 757.88' to the POINT OF BEGINNING and containing 1,088,993 square feet or 25,000 acres of land.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	14°32'30"	900.00'	228.42'	N 38°49'30" E	227.81'

ZONING EXHIBIT
25,000 ACRES
JOHN R. JONES SURVEY
ABSTRACT NO. 497
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

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