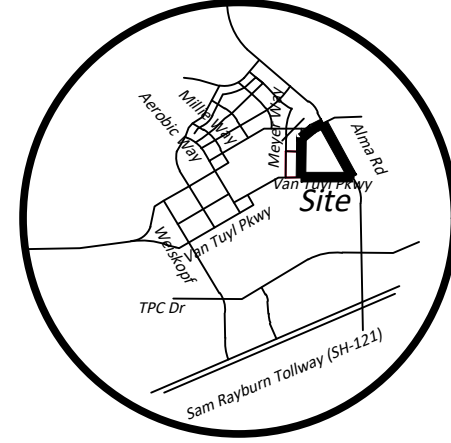
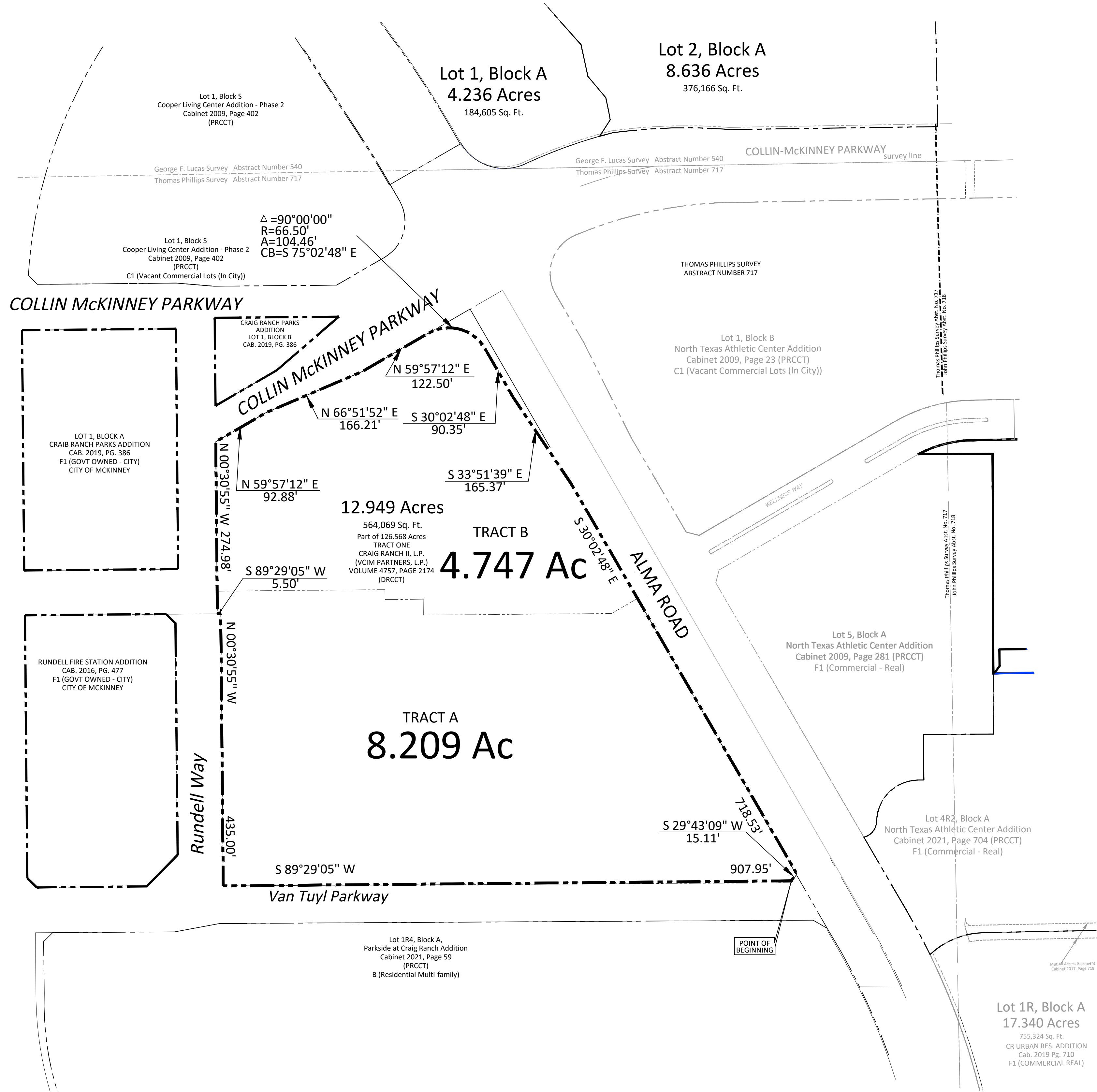


Vicinity Map
(Not to Scale)



0' 50' 100' 200'
Scale: 1" = 100'



FIELD NOTE DESCRIPTION
12.949 ACRES

BEING a 12.949 acre tract of land situated in the Thomas Phillips Survey, Abstract Number 717 in the City of McKinney, Collin County, Texas and being a part of a 126.568 acre tract of land (Tract One) to Craig Ranch II, L.P. and VCIM PARTNERS, L.P. recorded in Volume 4757, Page 2174 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of the southwest line of Alma Road (120' wide at this point) with the northeast corner of a corner cut-off line in the north line of Van Tuyl Parkway (60' wide);

THENCE along the north line of said Van Tuyl Parkway with said corner cut-off line, **SOUTH 29°43'09" EAST** a distance of **15.11** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the north line of said Van Tuyl Parkway, **SOUTH 89°29'05" WEST** a distance of **907.95** feet to a 5/8 inch iron rod set at the intersection of the east line of Rundell Way (73' wide at this point);

THENCE departing the north line of Van Tuyl Parkway and following the northeast line of said Rundell Way, **NORTH 00°30'55" WEST** a distance of **435.00** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with said east line, **SOUTH 89°29'05" WEST** a distance of **5.50** feet to a 5/8 inch iron rod found in the east line of said Rundell Way (being 62' wide at this point);

THENCE continuing with said east line, **NORTH 00°30'55" WEST** a distance of **274.98** feet to a 5/8 inch iron rod found at the intersection of the southeast line of Collin McKinney Parkway (variable width at this point);

THENCE along the southeast line of said Collin McKinney Parkway, **NORTH 59°57'12" EAST** a distance of **92.88** feet to a 5/8 inch iron rod found for corner;

THENCE continuing along the southeast line of said Collin McKinney Parkway, **NORTH 66°51'52" EAST** a distance of **166.21** feet to a 5/8 inch iron rod found for corner;

THENCE continuing along the southeast line of said Collin McKinney Parkway, **NORTH 59°57'12" EAST** a distance of **122.50** feet to a 5/8 inch iron rod found for corner and being the intersection of the southwest line of said Alma Road and being the beginning of a curve to the right having a radius of 66.50 feet and a chord bearing of South 75°02'48" East;

THENCE along the southwest line of said Alma Road with said curve to the right through a central angle of **90°00'00"** for an arc length of **104.46** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with the southwest line of Alma Road, **SOUTH 30°02'48" EAST** a distance of **90.35** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with said southwest line, **SOUTH 33°51'39" EAST** a distance of **165.37** feet to a 5/8 inch iron rod found for corner;

THENCE continuing with said southwest line, **SOUTH 30°02'48" EAST** a distance of **718.53** feet to the **POINT OF BEGINNING**;

CONTAINING 12.949 acres or 564,069 square feet of land more or less.

ZONING EXHIBIT
12.949 ACRES
 PARCEL A - 4.84 ACRES
 PARCEL B - 8.11 ACRES

THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

Client: VCIM PARTNERS, LP

Scale: 1" = 100'	Checked By: F.R. Owens
Date: 03-25-2022	P.C.: Cryer/Spradling
Technician: Spradling/Bedford	File: SPARROW ZONING
Drawn By: Spradling/Bedford	Job No. 159-173
	GF No. 2018-357523-RU

301 N. Alamo Rd. • Rockwall, Texas 75087
 (972) 722-0225, www.ajbedfordgroup.com ajb@ajbedfordgroup.com

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Of: 1



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