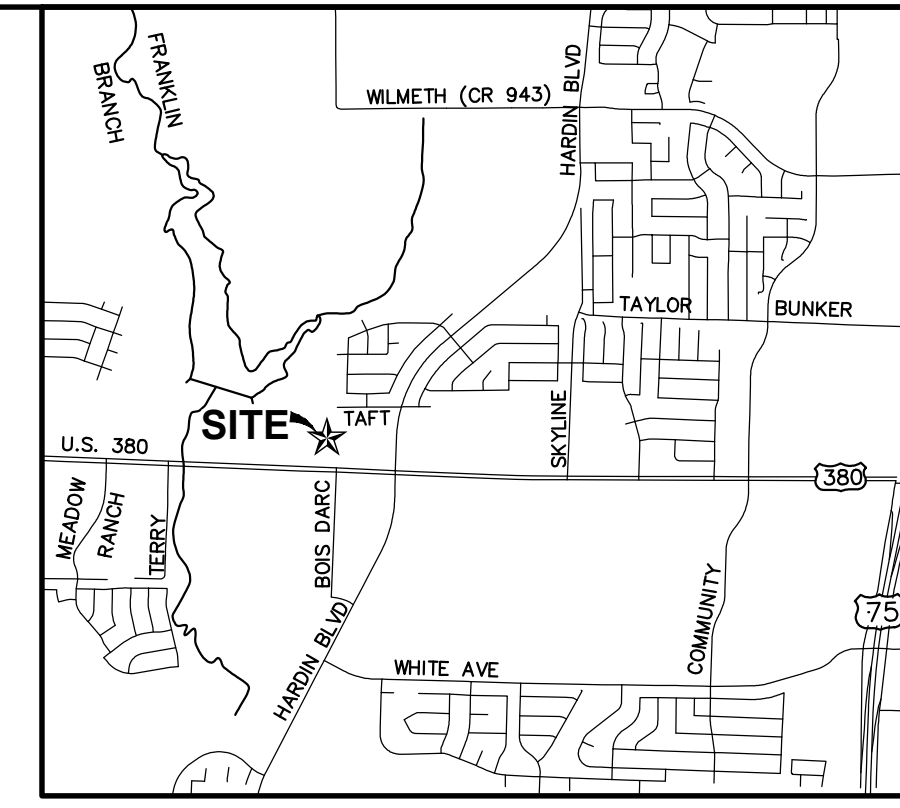
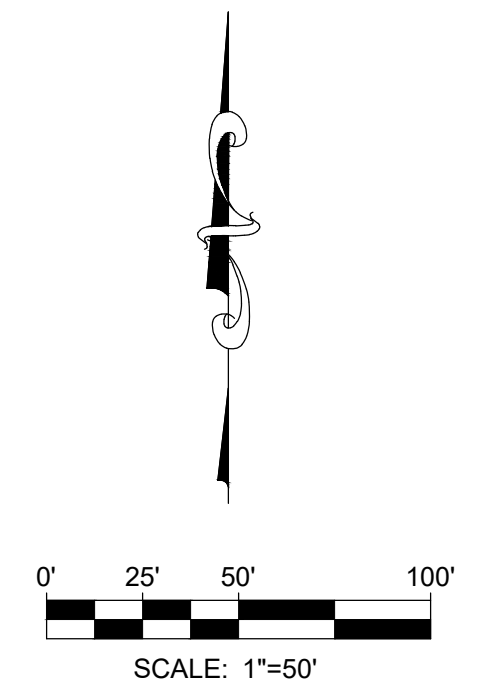


**LEGEND**

- D.R.C.C.T DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- IRF IRON ROD FOUND
- CIRS IRON ROD SET WITH YELLOW CAP
- FND STAMPED "BGE"
- P.O.B. FOUND POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- PG. VOLUME
- PG. PAGE
- NO. NUMBER
- INST. INSTRUMENT
- ESMT. EASEMENT
- CAB. CABINET



**COMMERCIAL ZONE - LEGAL DESCRIPTION**

**BEING** a 4.314-acre parcel or tract of land situated in the William Hunt Survey, Abstract Number 450, in the City of McKinney, Collin County, Texas, said tract being described to Hardin-380 McKinney, LP in a Special Warranty Deed as recorded in Instrument Number 20180202000139820, Official Public Records, Collin County, Texas, and said tract being more particularly described by metes and bounds as follows:

**BEGINNING** at an aluminum disc stamped "TXDOT" found for the southeast corner of said Hardin-380 McKinney, LP tract and the southwest corner of a tract of land described to Corner Acquisition Fund, LLC in a Special Warranty Deed with Vendor's Lien as recorded in Instrument Number 20170816001095310, Official Public Records, Collin County, Texas, said point being in the north line of U.S. Highway 380 (West University Drive) (a variable width public Right-of-Way);

**THENCE** North 87° 39' 45" West following the south line of said Hardin-380 McKinney, LP tract and the north line of said U.S. Highway 380 for a distance of 519.70 feet to a 1/2-inch iron rod with a red cap found for the southwest corner of said Hardin-380 McKinney, LP tract and the southeast corner of a tract of land conveyed to Henry Lewis in a Quitclaim Deed as recorded in Volume 4179, Page 682, Deed Records, Collin County, Texas;

**THENCE** departing the north line of said U.S. Highway 380 and following the common line of said Hardin-380 McKinney, LP tract and said Henry Lewis tract the following courses and distances:

- North 01° 55' 02" East for a distance of 308.49 feet to a point for corner;
- South 87° 39' 18" East for a distance of 303.94 feet to a 1/2-inch iron rod with a red cap found for corner;

**THENCE** departing the common line of said Hardin-380 McKinney, LP tract and said Henry Lewis tract, over and across said Hardin-380 McKinney LP tract the following courses and distances:

- South 00° 51' 40" West for a distance of 34.67 feet to a point for corner;
- South 89° 08' 53" East for a distance of 486.84 feet to a point for corner in the east line of said Hardin-380 McKinney, LP tract and the west line of Lot 2BR, Block A of the Minor Replat of Headington Heights Addition, an addition to the City of McKinney as recorded in Cabinet 2014, Page 662, Plat Records, Collin County, Texas;

**THENCE** South 00° 50' 23" West following the common line of said Hardin-380 McKinney, LP tract and said Lot 2BR for a distance of 130.84 feet to southeast corner of said Hardin-380 McKinney, LP tract and the northeast corner of said Corner Acquisition Fund, LLC tract;

**THENCE** following the common line of said Hardin-380 McKinney, LP tract and said Corner Acquisition Fund, LLC tract the following courses and distances:

- North 87° 42' 25" West for a distance of 277.48 feet to a 1/2-inch iron rod found for corner;
- South 00° 38' 42" West for a distance of 155.45 feet to the **POINT OF BEGINNING** and containing an area of 187,927 Square Feet or 4.314 Acres of land, more or less.

**MULTIFAMILY RESIDENTIAL ZONE TYPE A- LEGAL DESCRIPTION**

**BEING** a 4.942 acre parcel or tract of land situated in the William Hunt Survey, Abstract Number 450, in the City of McKinney, Collin County, Texas, said tract being described to Hardin-380 McKinney, LP in a Special Warranty Deed as recorded in Instrument Number 20180202000139820, Official Public Records, Collin County, Texas, and said tract being more particularly described by metes and bounds as follows:

**COMMENCING** at the northeast corner of said Hardin-380 McKinney, LP and a southwest corner of Taft Lane (a variable width public Right-of-Way);

**THENCE** South 00° 50' 23" West following the common line of said Hardin-380 McKinney, LP tract and said Taft Lane, at a distance of 5.67 feet passing a 1/2-inch iron rod with a cap stamped "RPLS 5439" found for a southwest corner of said Taft Lane and the northwest corner of Lot 3R, Block A of the Amending Plat of Headington Heights Addition, an addition to the City of McKinney as recorded in Cabinet 2015, Page 55, Plat Records, Collin County, Texas, continuing for a total distance of 122.41 feet to the **POINT OF BEGINNING**;

**THENCE** South 00° 50' 23" West continuing along the common line of said Lot 3R, Block A and said Hardin-380 McKinney, LP tract, at a distance of 286.92 feet passing a 1/2-inch iron rod with a cap found for the southwest corner of said Lot 3R and the northwest corner of Lot 2BR, Block A of the Minor Replat of Headington Heights Addition, an addition to the City of McKinney as recorded in Cabinet 2014, Page 662, Plat Records, Collin County, Texas, continuing for a total distance of 439.76 feet to a point for corner in said common line;

**THENCE** North 89° 08' 53" West departing the common line of said Hardin-380 McKinney, LP tract and said Lot 2BR, over and across said Hardin-380 McKinney, LP tract for a distance of 486.84 feet to a point for corner;

**THENCE** North 00° 51' 40" East, at a distance of 34.67 feet passing a 1/2-inch iron rod with a red cap found for an ell corner of said Hardin-380 McKinney, LP tract and a southeast corner of a tract of land conveyed to Henry Lewis in a Quitclaim Deed as recorded in Volume 4179, Page 682, Deed Records, Collin County, Texas, continuing along the common line of said Hardin-380 McKinney, LP and Henry Lewis tracts for a total distance of 444.85 feet to a point for corner in said common line;

**THENCE** South 88° 32' 55" East departing the common line of said Henry Lewis and said Hardin-380 McKinney, LP tracts, over and across said Hardin-380 McKinney, LP tract for a distance of 486.62 feet to the **POINT OF BEGINNING** and containing an area of 215,275 Square Feet or 4.942 Acres of land, more or less.

**MULTIFAMILY RESIDENTIAL ZONE TYPE B- LEGAL DESCRIPTION**

**BEING** a 1.368-acre parcel or tract of land situated in the William Hunt Survey, Abstract Number 450, in the City of McKinney, Collin County, Texas, said tract being described to Hardin-380 McKinney, LP in a Special Warranty Deed as recorded in Instrument Number 20180202000139820, Official Public Records, Collin County, Texas, and said tract being more particularly described by metes and bounds as follows:

**BEGINNING** at the northeast corner of said Hardin-380 McKinney, LP and a southwest corner of Taft Lane (a variable width public Right-of-Way);

**THENCE** South 00° 50' 23" West following the common line of said Hardin-380 McKinney, LP tract and said Taft Lane, at a distance of 5.67 feet passing a 1/2-inch iron rod with a cap stamped "RPLS 5439" found for a southwest corner of said Taft Lane and the northwest corner of Lot 3R, Block A of the Amending Plat of Headington Heights Addition, an addition to the City of McKinney as recorded in Cabinet 2015, Page 55, Plat Records, Collin County, Texas, continuing for a total distance of 122.41 feet to a point for corner in said common line;

**THENCE** North 88° 32' 55" West departing the common line of said Hardin-380 McKinney, LP tract and said Lot 3R, over and across said Hardin-380 McKinney, LP tract for a distance of 486.62 feet to a point for corner in the northwest line of said Hardin-380 McKinney, LP tract and the east line of a tract of land conveyed to Henry Lewis in a Quitclaim Deed as recorded in Volume 4179, Page 682, Deed Records, Collin County, Texas;

**THENCE** North 00° 51' 40" East following the common line of said Hardin-380 McKinney, LP and Henry Lewis tracts for a distance of 122.51 feet to a 1/2-inch iron rod with a red cap found for the northwest corner of said Hardin-380 McKinney, LP tract and the northeast corner of said Henry Lewis tract, said point being in the south line of a tract of land described to Brinkmann Ranches of Collin County, L.P. in a General Warranty Deed as recorded in Volume 6067, Page 1320, Deed Records, Collin County, Texas;

**THENCE** South 88° 32' 13" East following the common line of said Hardin-380 McKinney, LP tract and said Brinkmann ranches of Collin County, L.P. tract, at a distance of 469.23 feet passing a 1/2-inch iron rod found for a southwest corner of Heritage Bend, an addition to the City of McKinney as recorded in Cabinet 2006, Page 547, Plat Records, Collin County, Texas, and said point being a southwest corner of said Taft Lane, continuing for a total distance of 486.57 feet to the **POINT OF BEGINNING** and containing an area of 59,584 Square Feet or 1.368 Acres of land, more or less.

**GENERAL NOTES:**

1. The surveyor has not abstracted subject property.
2. This exhibit is subject to all easements of record.

**BEARING BASIS:**

BEARINGS AND COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

**FLOOD NOTE:**

INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS PRECLUDE A SURVEYOR FROM CERTIFYING TO THE ACCURACIES OF LOCATIONS BASED ON SUCH MAPS.

ALL FLOODPLAIN INFORMATION ON THIS SURVEY IS FOR GRAPHICAL DEPICTION ONLY, AS SCALED OFF OF FIRM PANEL MAPS #48085C0260K FOR COLLIN COUNTY, TEXAS, EFFECTIVE JUNE 7, 2017.

SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN FEMA ZONE 'X', DEFINITIONS OF FEMA FLOOD ZONE DESIGNATIONS ARE AS FOLLOWS:

ZONE 'X': Area determined to be outside the 500-year flood.

# ZONING EXHIBIT

## MILLENNIUM PLACE AT MCKINNEY

### BEING 10.624 ACRES

#### IN THE WILLIAM HUNT SURVEY, ABSTRACT NUMBER 450

#### CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**JUNE 2018**

**OWNER / DEVELOPER**  
**Hardin 380 McKinney, LP**  
 6922 Aspen Creek Lane  
 Dallas, Texas 75252  
 Phone: 469-867-2933

**APPLICANT**  
**Brown & Gay Engineers, Inc.**  
 2595 Dallas Parkway, Suite 204, Frisco, TX 75034  
 Tel: 972-464-4800 • www.browngay.com  
 TBPLS Registration No. 10193953  
 Contact: Brett Mann  
 Telephone: (972)-464-4827 Email: bmamm@bgeinc.com



BROWN & GAY ENGINEERS, INC. G:\TX\_Survey\Survey Data\McKinney - Hardin - 380\04\_CAD\Zoning Exhibit\McKinney 380 - Zoning Exhibit - 4-2-18.dwg Jun 14, 2018 - 4:36pm arebhenru