

PROPOSED SINGLE-FAMILY ZONING

BEING a tract of land situated in the G. Baccus Survey Abstract No. 95, the George F. Lucas Survey Abstract No. 540, the City of McKinney, Collin County, Texas, being a portion of the land described in a deed to McKinney Seven 17, LP recorded in Instrument No. 2005-0058770, Official Public Records Collin County, Texas (OPRCCT), being a portion of the land described in a deed to VCIM Partners LP recorded in county clerks file number 20060130000121010 (OPRCCT) and being more particularly described as follows:

BEGINNING at a point on the east line of Rowlett Creek Way, a 52 feet wide right of way, said point being SOUTH $00^{\circ}33'47''$ EAST, 272.93 feet from a 5/8 inch iron rod on the south line of Stacy Road (F.M. 720) a variable width right of way;

THENCE NORTH $89^{\circ}58'07''$ EAST a distance of 506.16 feet;

THENCE SOUTH $00^{\circ}02'07''$ EAST a distance of 18.43 feet;

THENCE NORTH $89^{\circ}56'55''$ EAST a distance of 142.18 feet;

THENCE SOUTH $56^{\circ}36'58''$ EAST a distance of 67.23 feet to the beginning of a non-tangent curve to the left having a radius of 2156.00 feet a chord bearing of SOUTH $05^{\circ}21'36''$ EAST, and a chord length of 164.04 feet;

THENCE along said curve through a central angle of $04^{\circ}21'38''$, an arc length of 164.08 feet to the beginning of a non-tangent curve to the left having a radius of 55.50 feet a chord bearing of SOUTH $50^{\circ}32'47''$ EAST, and a chord length of 75.71 feet;

THENCE along said curve through a central angle of $86^{\circ}00'45''$, an arc length of 83.32 feet to the end of said curve;

THENCE NORTH $86^{\circ}26'51''$ EAST a distance of 11.80 feet;

THENCE SOUTH $70^{\circ}33'45''$ EAST a distance of 4.48 feet;

HENCE SOUTH $50^{\circ}14'48''$ EAST a distance of 17.80 feet to a point on the west line of Alma Road (a 120 feet wide right of way), said point being the beginning of a non-tangent curve to the left having a radius of 1460.00, a chord bearing of SOUTH $20^{\circ}48'57''$ EAST and a chord length of 420.42;

THENCE along said curve and with the west right of way of Alma Road, through a central angle of $16^{\circ}33'23''$, an arc length of 421.89 feet to an x-cut in concrete set for corner at the north end of a corner clip located at the intersection of the west line of Alma Road and the north line of Chief Spotted Tail Drive a 52 feet wide right of way:

THENCE along said corner clip, SOUTH $15^{\circ}12'43''$ WEST, a distance of 21.03 feet to a 5/8 inch iron rod set for corner on the north line of Chief Spotted Tail Drive;

THENCE continuing along the north line of said Chief Spotted Tail Drive, SOUTH $59^{\circ}23'09''$ WEST a distance of 71.60 feet to a 5/8 inch iron rod set for the

beginning of a curve to the right having a radius of 276.00 feet a chord bearing of SOUTH 82°29'43" WEST and a chord length of 217.93 feet;

THENCE continuing along said north line and along said curve to the right through a central angle of 46°30'21" for an arc length of 224.02 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 2701.00 feet a chord bearing of NORTH 74°18'37" WEST and a chord length of 6.02;

THENCE continuing along said north line through a central angle of 00°07'40" for an arc length of 6.02 feet to an iron rod with cap found for corner at the southeast corner of Lot 16, Block T of The Settlement at Craig Ranch an addition to the City of McKinney according to the plat recorded in Volume Q, Page 587 (OPRCCT);

THENCE along the east line of said Lot 16 NORTH 15°37'14" EAST a distance of 110.00 feet to an iron rod with cap found for corner for the beginning of a curve to the left having a radius of 2810.73 feet a chord bearing of NORTH 82°54'58" WEST and a chord length of 834.48 feet;

THENCE along the north line of said Block T and said curve to the left through a central angle of 17°04'25" for an arc length of 837.57 feet to an iron rod with cap found for corner in the east line of Rowlett Creek Way a 52 feet wide right of way;

THENCE along the east line of said Rowlett Creek Way as follows:

NORTH 01°59'38" WEST a distance of 42.95 feet to an iron rod with cap found for the beginning of a curve to the right having a radius of 274.00 feet a chord bearing of NORTH 18°26'35" EAST and a chord length of 191.35 feet;

Along said curve to the right through a central angle of 40°52'26" for an arc length of 195.47 feet to an iron rod with cap found for the beginning of a reverse curve to the left having a radius of 326.00 feet a chord bearing of NORTH 19°09'31" EAST and a chord length of 220.02 feet;

Along said reverse curve to the left through a central angle of 39°26'35" for an arc length of 224.42 feet to an iron rod with cap found for corner;

NORTH 00°33'47" WEST a distance of 114.05 feet to the POINT OF BEGINNING;

CONTAINING 12.099 acres or 527,018 square feet of land more or less.

This description was prepared by Nathan Maier Consulting Engineers, Inc. for use only in defining a zoning district.

TBPE Reg. No. F-356

TBPLS Reg. No. 100189-00

PROPOSED COMERCIAL PAD SITE

BEING a tract of land situated in the G. Baccus Survey Abstract No. 95, the City of McKinney, Collin County, Texas, being a portion of the land described in a deed to McKinney Seven 17, LP recorded in Instrument No. 2005-0058770, Official Public Records Collin County, Texas (OPRCCT), being a portion of the land described in a deed to VCIM Partners LP recorded in county clerks file number 20060130000121010 (OPRCCT) and being more particularly described as follows:

BEGINNING at a point, being the intersection of the east line of Rowlett Creek Way, a 52 feet wide right of way, with the south line of Stacy Road (F.M. 720) a variable width right of way;

THENCE N 89°28'50" E, along the south line of Stacy Road, a distance of 508.70 feet;

THENCE S 00°02'07" E, a distance of 277.25 feet;

THENCE S 89°58'07" W a distance of 506.16 feet to a point on the said East ROW of Rowlett Creek Way;

THENCE N 00°33'47" W, along the east line of Rowlett Creek Way, a distance of 272.93 feet to the POINT OF BEGINNING;

CONTAINING 3.204 acres or 139,586 square feet of land more or less.

This description was prepared by Nathan D. Maier Consulting Engineers, Inc. for use only in defining a zoning district.

TBPE Reg. No. F-356

TBPLS Reg. No. 100189-00