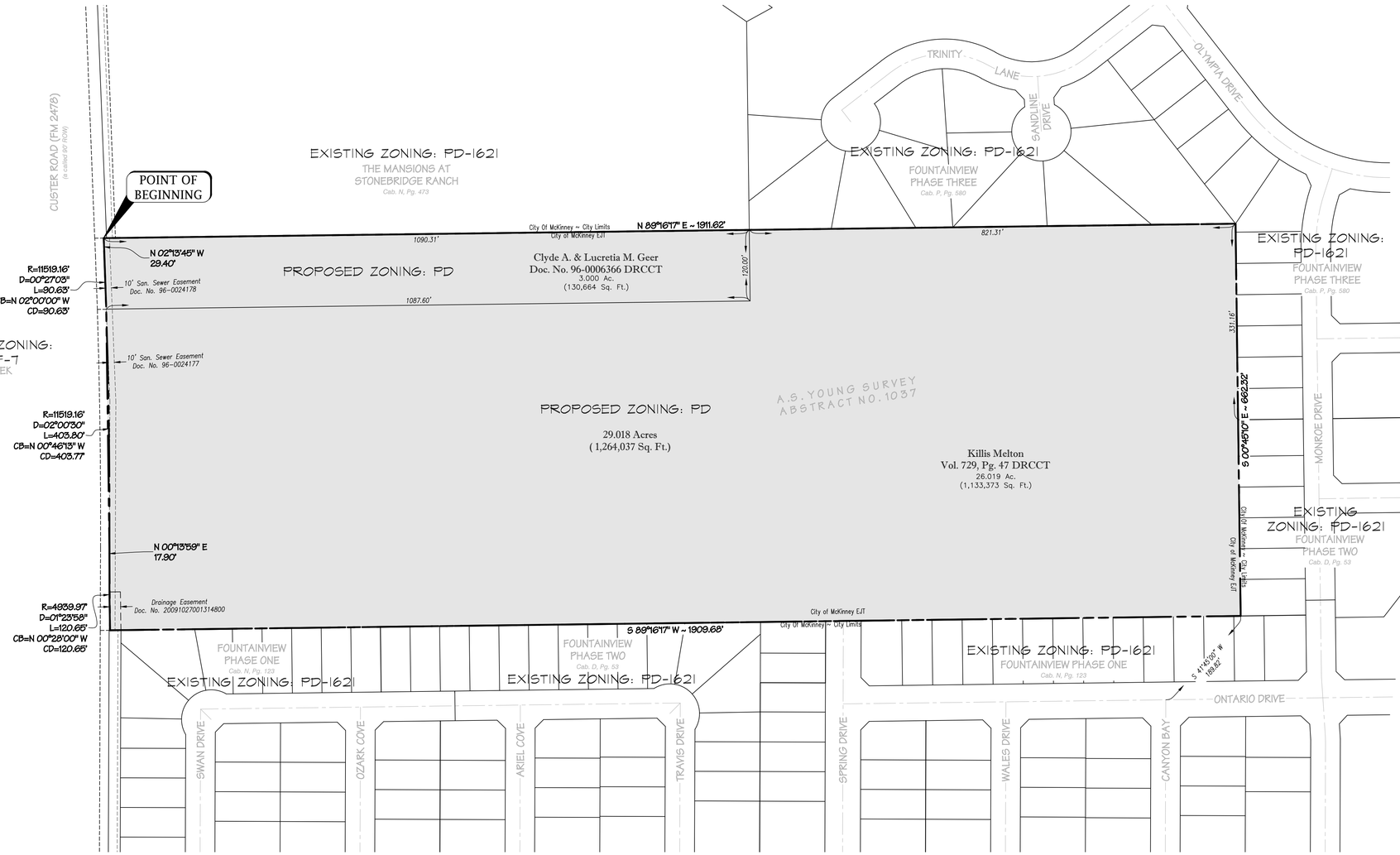
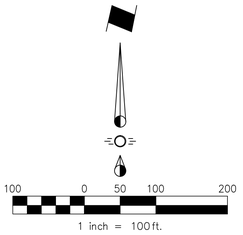
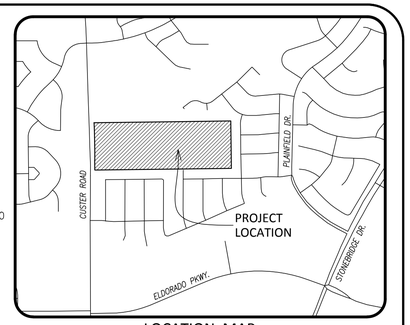




Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network–Texas State Plane Coordinate System, NAD83, North Central Zone (4202).



LOCATION MAP
1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the A.S. Young Survey, Abstract No. 1037, City of McKinney, Collin County, Texas, the subject tract being all of a tract conveyed to Clyde A. and Lucretia M. Geer, recorded in Document No. 96-0006366 of the Deed Records, Collin County, Texas (DRCCT), and being a portion of a tract conveyed to Killis Melton according to the deed recorded in Volume 729, Page 47 DRCCT, the subject tract being more particularly described as follows:

BEGINNING at an aluminum right-of-way monument found on the east line of Custer Road, a 90 foot right-of-way (also known as Farm to Market Road 2478) for the southwest corner of The Mansions at Stonebridge Ranch, an addition recorded in Cabinet N, Page 473, Plat Records, Collin County, Texas (PRCCT) and being the northeast corner of a tract conveyed to the State of Texas, recorded in Document No. 20081031001281630 DRCCT, for right-of-way purposes;

THENCE N 89°16'17" E, 1090.31 feet along the south line of The Mansions at Stonebridge Ranch to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the easterly northwest corner of said Melton tract, and for the upper southwest corner of Fountainview Phase Three, an addition recorded in Cabinet P, Page 580 PRCCT;

THENCE N 89°16'17" E, 821.31 feet along the upper south line of Fountainview Phase Three to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for an inset corner of Fountainview Phase Three;

THENCE S 00°45'10" E, passing at 331.16 feet the lower southwest corner of Fountainview Phase Three and a northwesterly corner of Fountainview Phase Two, an addition recorded in Cabinet D, Page 53 PRCCT, continuing along the common line thereof a total distance of 662.32 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for a southwesterly corner of Fountainview Phase Two, and being on a north line of Fountainview Phase One, an addition recorded in Cabinet N, Page 123 PRCCT, and from which an "X" found in concrete for the intersection of the centerline of Canyon Bay with Ontario Drive bears S 41°45'00" W, 189.82 feet;

THENCE S 89°16'17" W, along a north line of Fountainview Phase One, passing at 700.99 feet a northwest corner thereof and a northeast corner of Fountainview Phase Two, passing at 1453.01 feet a northwest corner thereof and a northeast corner of Fountainview Phase One, continuing along the north line thereof a total distance of 1909.68 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Custer Road, said rod being a northwest corner of said Fountainview Phase One and the southeast corner of said State of Texas right-of-way tract;

THENCE along the east line of Custer Road, the following:

Around a non-tangent curve to the right having a central angle of 01°23'58", a radius of 4939.97 feet, a chord of N 00°28'00" W - 120.65 feet, an arc length of 120.65 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 00°13'59" E, 17.90 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

Around a non-tangent curve to the left having a central angle of 02°00'30", a radius of 11519.16 feet, a chord of N 00°46'13" W - 403.77 feet, an arc length of 403.80 feet to the common corner between said Geer and said Melton tracts;

Around a tangent curve to the right having a central angle of 00°27'03", a radius of 11519.16 feet, a chord of N 02°00'00" W - 90.63 feet, an arc length of 90.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 02°13'45" W, 29.40 feet continuing along the east line of Custer Road to the POINT OF BEGINNING with the subject tract containing 1,264,037 square feet or 29.018 acres of land.

ANNEXATION EXHIBIT

ZONED PD
29.018 Acres OUT OF THE A.S. YOUNG SURVEY, ABSTRACT NO. 1037 IN THE ETJ OF THE CITY OF McKINNEY, COLLIN COUNTY, TEXAS

OWNER
FRANCES - LE MELTON
2481 S. Custer Rd.
McKinney, Texas 75070
Contact: Killis Melton

OWNER
KILLIS MELTON
2481 S. Custer Rd.
McKinney, Texas 75070

OWNER
CLYDE A GEER &
LUCRETIA M GEER
2417 S. Custer Rd.
McKinney, Texas 75070
Contact: Lucretia Geer

APPLICANT
SHADDOCK DEVELOPERS, LTD.
2400 Dallas Parkway, Suite 580
Plano, Texas 75093
Telephone: (972) 985-5505
Contact: Will Shaddock

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Tim Spiars

Scale: 1" = 100' July, 2014 SEI Job No. 14-026

Drawing: G:\2014 JOBS\14-026 Melton Farms\14-026 ANNEX.dwg Saved By: hbushnell Save Time: 7/29/2014 3:41:14 PM Plotted by: hbushnell Plot Date: 7/29/2014 3:41:14 PM