

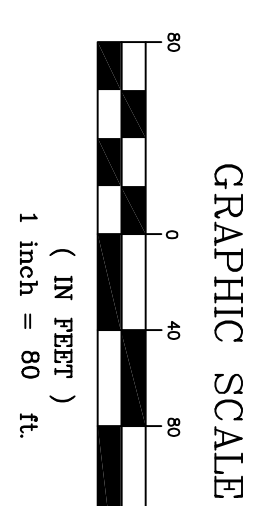
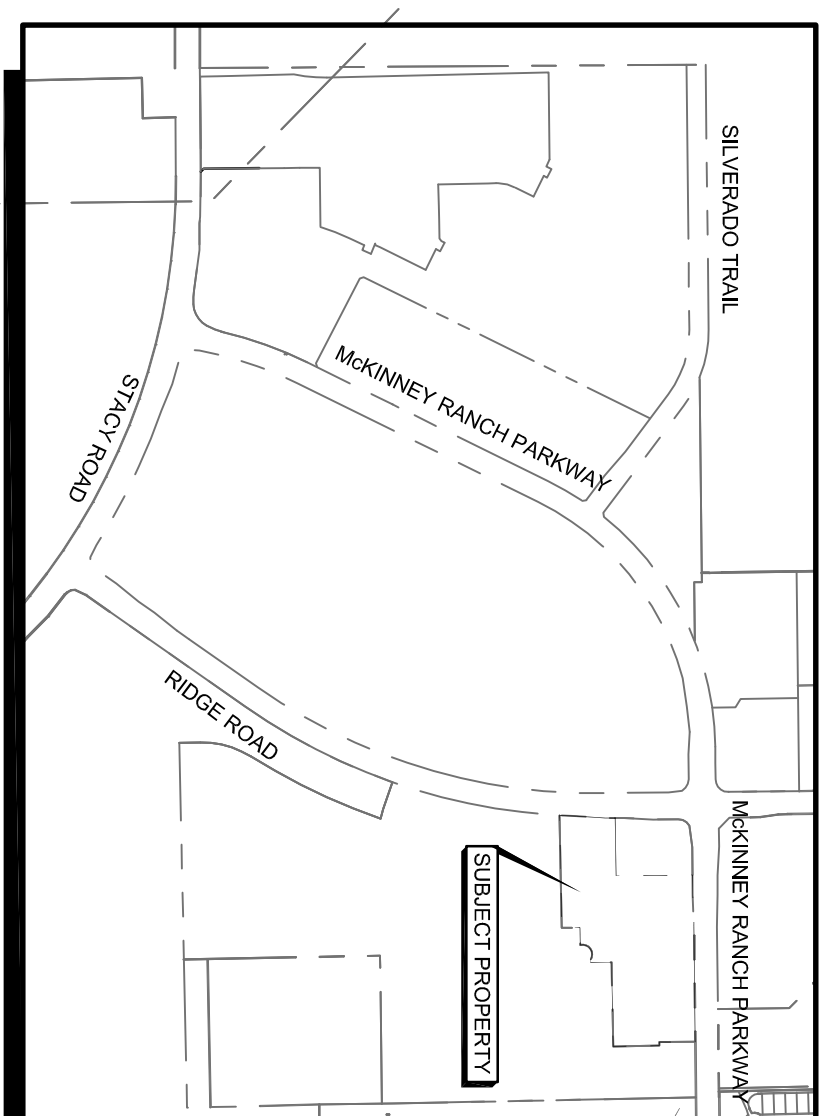
THE RIDGE AT MCKINNEY RANCH  
INST. # 2089522 / 010081310  
P.R.C. 17  
EXISTING ZONING BG  
EXISTING LAND USE AGRICULTURE

# RIDGE ROAD

LOT 2 - BLOCK A  
ELDORADO HEIGHTS CENTER EAST  
ADDITION  
CAB. N. PG. 495  
EXISTING ZONING PD 1895  
EXISTING LAND USE AGRICULTURE

### LOCATION MAP

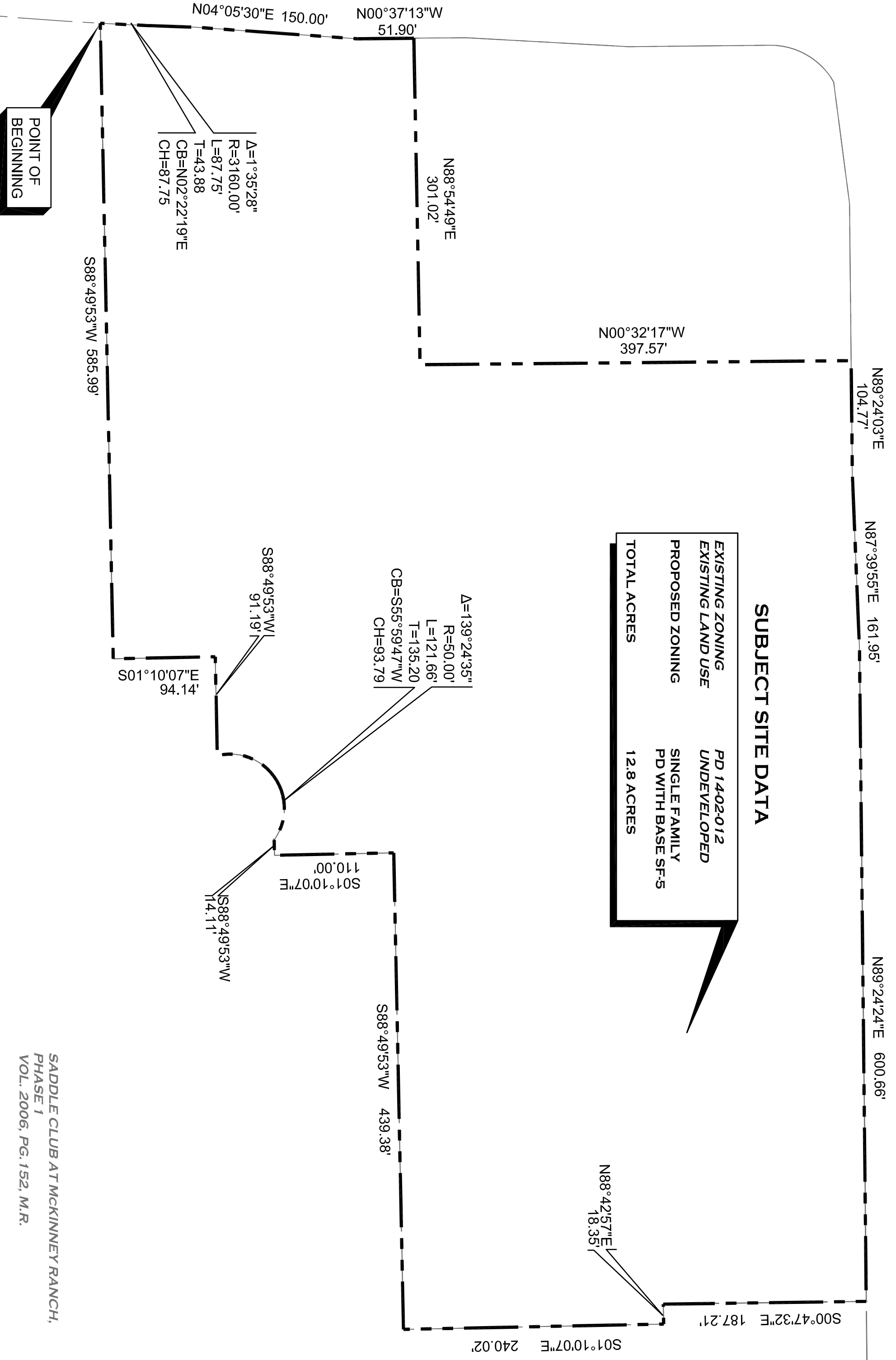
SCALE: N.T.S.



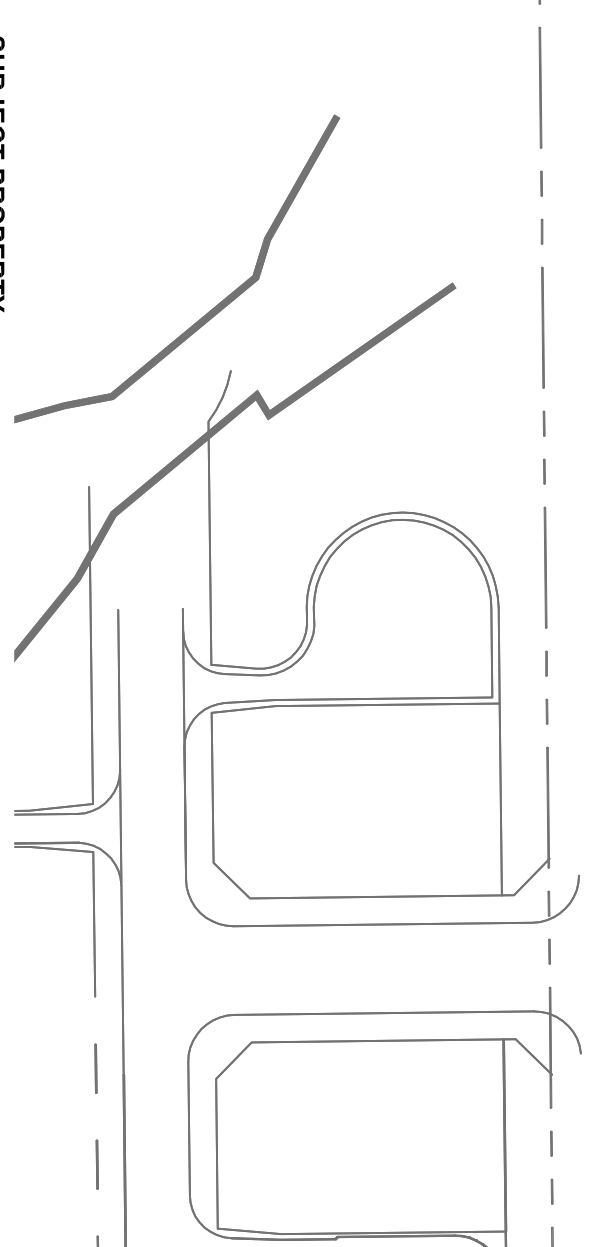
# MCKINNEY RANCH PARKWAY

**SUBJECT SITE DATA**  
EXISTING ZONING PD 1402-012  
EXISTING LAND USE UNDEVELOPED  
PROPOSED ZONING SINGLE FAMILY  
PD WITH BASE SFS-5  
TOTAL ACRES 12.8 ACRES

T.C. MCKINNEY RANCH LINC.  
ABSOLUTE AND PARTIAL EASE  
SURVEY TRACT 38, 37.3628 ACRES  
EXISTING ZONING PD 1402-012  
EXISTING LAND USE AGRICULTURE



SADDLE CLUB AT MCKINNEY RANCH,  
PHASE I  
VOL. 2006, PG. 152, M.R.  
EXISTING ZONING PD 0203-019  
EXISTING LAND USE SINGLE-FAMILY



#### SUBJECT PROPERTY:

Being a tract of land situated in the George F. Lucas Survey, Abstract No. 540 and the Oliver Henderson Survey, both in Section 15, Township 33N, Range 12E, County of Dallas, State of Texas, as shown on the plat of said surveys, recorded in Volume 6074, Page 6221 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for the most westerly right-of-way corner of Saddle Club At McKinney Ranch Phase I, an addition to the city of McKinney recorded in Instrument No. 2080603/17010001020 of the Official Public Records of Collin County, Texas; also lying on the easterly line of Ridge Road a variable width right-of-way;

THENCE along a curve to the left having a radius of 37,600.00 feet, a central angle of 1 degree 55 minutes 28 seconds, a distance of 67.75 feet to a 58 inch iron rod set for corner;

THENCE North 84 degrees 05 minutes East along the easterly line of Ridge Road a distance of 150.00 feet to a 58 inch iron rod set for corner;

THENCE North 00 degrees 13 seconds West along the easterly line of Ridge Road a distance of 51.90 feet to a 58 inch iron rod set for corner;

THENCE North 68 degrees 54 minutes 49 seconds East a distance of 301.02 feet to a 58 inch iron rod set for corner;

THENCE North 00 degrees 32 minutes 17 seconds West a distance of 397.57 feet to a 58 inch iron rod set for corner;

THENCE North 69 degrees 24 minutes 03 seconds East a distance of 104.27 feet to a 58 inch iron rod set for corner;

THENCE North 67 degrees 39 minutes 55 seconds East along the southerly line of McKinney Ranch Parkway a distance of 161.55 feet to a 58 inch iron rod set for corner;

THENCE North 68 degrees 24 minutes 24 seconds East along the southerly line of McKinney Ranch Parkway a distance of 600.66 feet to a 58 inch iron rod set for corner;

THENCE South 00 degrees 47 minutes 32 seconds East a distance of 181.21 feet to a 58 inch iron rod set for corner;

THENCE North 68 degrees 42 minutes 57 seconds East a distance of 18.35 feet to a 58 inch iron rod set for corner;

THENCE South 01 degrees 10 minutes 07 seconds East a distance of 240.02 feet to a 58 inch iron rod set for corner;

THENCE South 88 degrees 49 minutes 53 seconds West a distance of 439.38 feet to a 58 inch iron rod set for corner;

THENCE South 01 degrees 10 minutes 07 seconds East a distance of 110.00 feet to a 58 inch iron rod set for corner;

THENCE South 88 degrees 49 minutes 53 seconds West a distance of 14.11 feet to a 58 inch iron rod set for corner; at the beginning of a curve to the left having a radius of 50.00 feet, a central angle of 139 degrees 24 minutes 35 seconds, and a chord which bears South 55 degrees 59 minutes 47 seconds West, 332.79 feet;

THENCE along said curve to the right in a southeasterly direction, an arc distance of 121.68 feet to a 58 inch iron rod set for corner;

Scale:	SEE GRAPHIC SCALE
Designed by:	LAW
Drawn by:	TCS
Checked by:	LAW
Date:	JUNE 2014
Project No.:	021112-001

## ZONING EXHIBIT

## MCKINNEY RANCH 15.5 ACRE REZONE

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY



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