

METES & BOUNDS DESCRIPTION

DATED: NOVEMBER 19, 2019

SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN AND CITY OF MCKINNEY, BEING PART OF THE W.D. THOMPSON SURVEY, ABSTRACT NO. 891, BEING PART OF A CALLED 28.704 ACRE TRACT AS RECORDED IN DOC. NO. 20070322000385790 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY; ALL OF LOT 6, BLOCK A OF RAGSDALE ADDITION RECORDED IN CABINET 2014, PAGE 68 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS; AND LOT 7, BLOCK A OF RAGSDALE ADDITION RECORDED IN CABINET 2015, PAGE 427 OF SAID PLAT RECORDS, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CAPPED IRON ROD SET FOR THE SOUTH LINE OF SAID PREMISES, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID LOT 7 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SORRELL ROAD;

L1 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 87°46'10" WEST, 33.71 FEET TO AN ANGLE POINT IN CENTER OF SAID ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PREMISES;

L2 THENCE WITH THE CENTER OF SAID ROAD AND WITH A WEST LINE OF SAID PREMISES, NORTH 02°14'00" EAST, 215.12 FEET TO AN ANGLE POINT IN THE CENTER OF SAID ROAD FOR THE NORTHWEST CORNER SAID PREMISES;

L3 THENCE WITH A NORTH LINE OF SAID PREMISES, SOUTH 87°46'00" EAST, 25.51 FEET TO A CAPPED IRON ROD SET FOR A NORTHWEST CORNER OF SAID LOT 6;

L4 THENCE WITH A NORTH LINE OF SAID PREMISES AND SAID LOT 6, SOUTH 86°50'30" EAST, 250.34 FEET TO A 1/2" IRON ROD FOUND AT AN INTERNAL CORNER OF SAID PREMISES;

THENCE WITH THE WEST LINE OF SAID PREMISES AS FOLLOWS:

L5 NORTH 01°53'19" EAST, 119.38 FEET TO A CAPPED IRON ROD FOUND;

L6 NORTH 30°46'32" EAST, 74.96 FEET TO A CAPPED IRON ROD FOUND;

L7 NORTH 50°40'18" EAST, 51.55 FEET TO A 1/2" IRON ROD FOUND;

L8 NORTH 35°30'50" EAST, 147.84 FEET TO A CAPPED IRON ROD FOUND;

L9 NORTH 39°10'24" EAST, 89.18 FEET TO A 1/2" IRON ROD FOUND;

L10 NORTH 44°58'05" EAST, 64.87 FEET TO A CAPPED IRON ROD FOUND;

L11 NORTH 30°35'16" EAST, 50.03 FEET TO A CAPPED IRON ROD FOUND;

L12 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 30°25'45" EAST, 730.18 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L13 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 30°24'24" EAST, 58.74 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L14 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 40°47'28" EAST, 42.96 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID PREMISES;

L15 THENCE WITH THE NORTH LINE OF SAID PREMISES, SOUTH 68°15'59" EAST, 1,046.31 FEET TO AN ANGLE POINT FOR THE NORTHEAST CORNER OF SAID PREMISES;

THENCE WITH THE EAST LINE OF SAID PREMISES AS FOLLOWS:

L16 SOUTH 11°30'02" WEST, 790.25 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT;

L17 SOUTH 22°51'51" WEST, 445.31 FEET TO AN ANGLE POINT;

L18 SOUTH 52°15'12" WEST, 320.81 FEET TO AN ANGLE POINT;

L19 SOUTH 56°24'01" WEST, 34.69 FEET TO AN ANGLE POINT FOR THE SOUTHEAST CORNER OF SAID PREMISES;

L20 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 47°18'57" WEST, 783.64 FEET TO A CAPPED IRON ROD FOUND FOR CORNER OF SAID PREMISES;

L21 THENCE WITH THE SOUTH LINE OF SAID PREMISES, SOUTH 75°15'26" WEST, 461.10 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L22 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 88°29'21" WEST, 265.91 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L23 THENCE WITH THE SOUTH LINE OF SAID PREMISES, SOUTH 46°24'31" WEST, 61.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.89 ACRES OF LAND, MORE OR LESS.

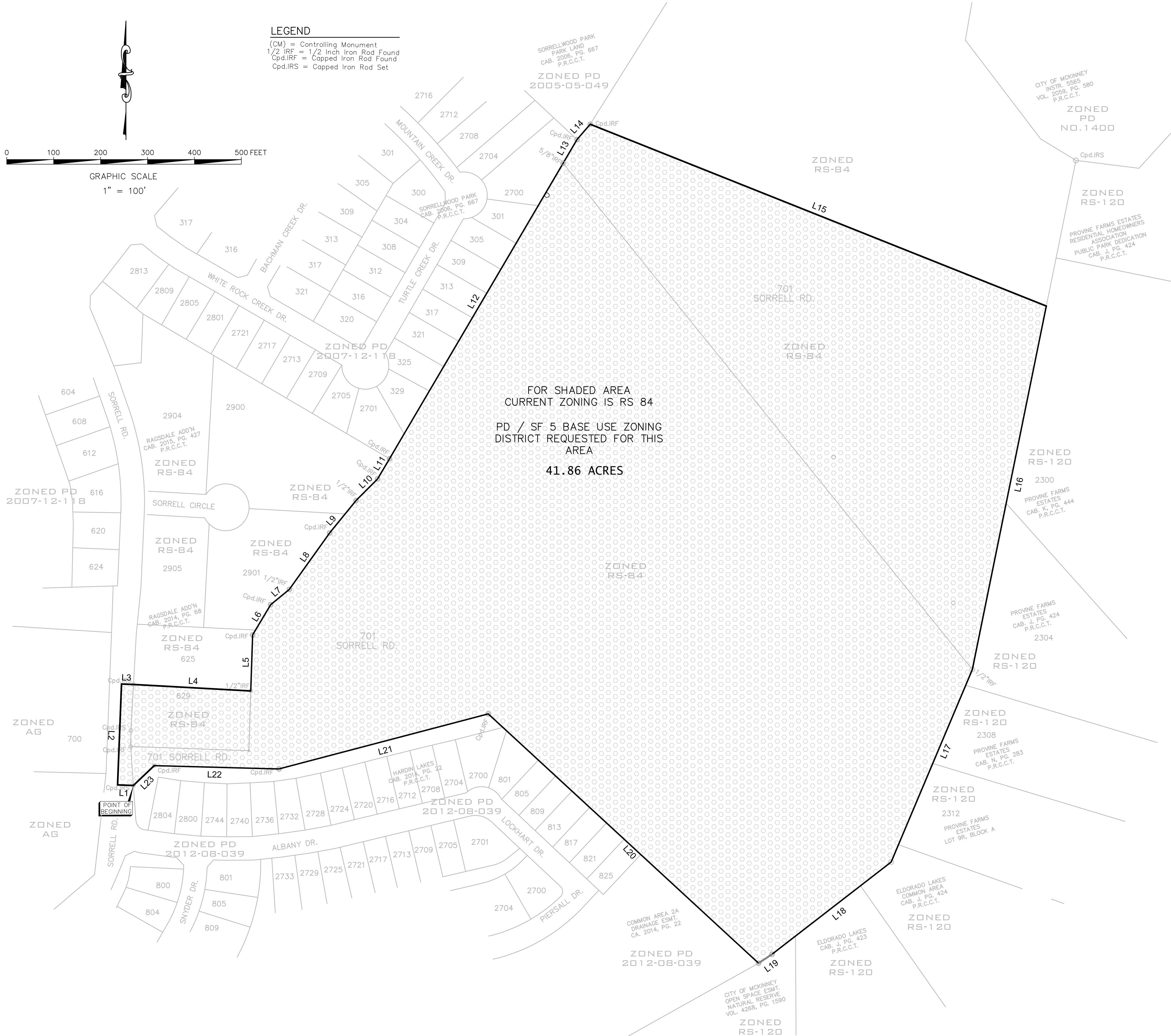
LEGEND

(CM) = Controlling Monument
 1/2" IRF = 1/2 Inch Iron Rod Found
 Cpd.IRF = Capped Iron Rod Found
 Cpd.IRS = Capped Iron Rod Set



GRAPHIC SCALE

1" = 100'



FOR SHADED AREA
 CURRENT ZONING IS RS 84
 PD / SF 5 BASE USE ZONING
 DISTRICT REQUESTED FOR THIS
 AREA
 41.86 ACRES

REVISION AA3

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JACK R. MEDCALF, P.E. # 46057 ON 11/19/2019. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRELIMINARY FOR REVIEW ONLY

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HARDIN LAKE ESTATES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

ZONING EXHIBIT

PROJECT TECHNICIAN
 NJO
 JOB NUMBER
 1121
 SHEET NUMBER

1.1