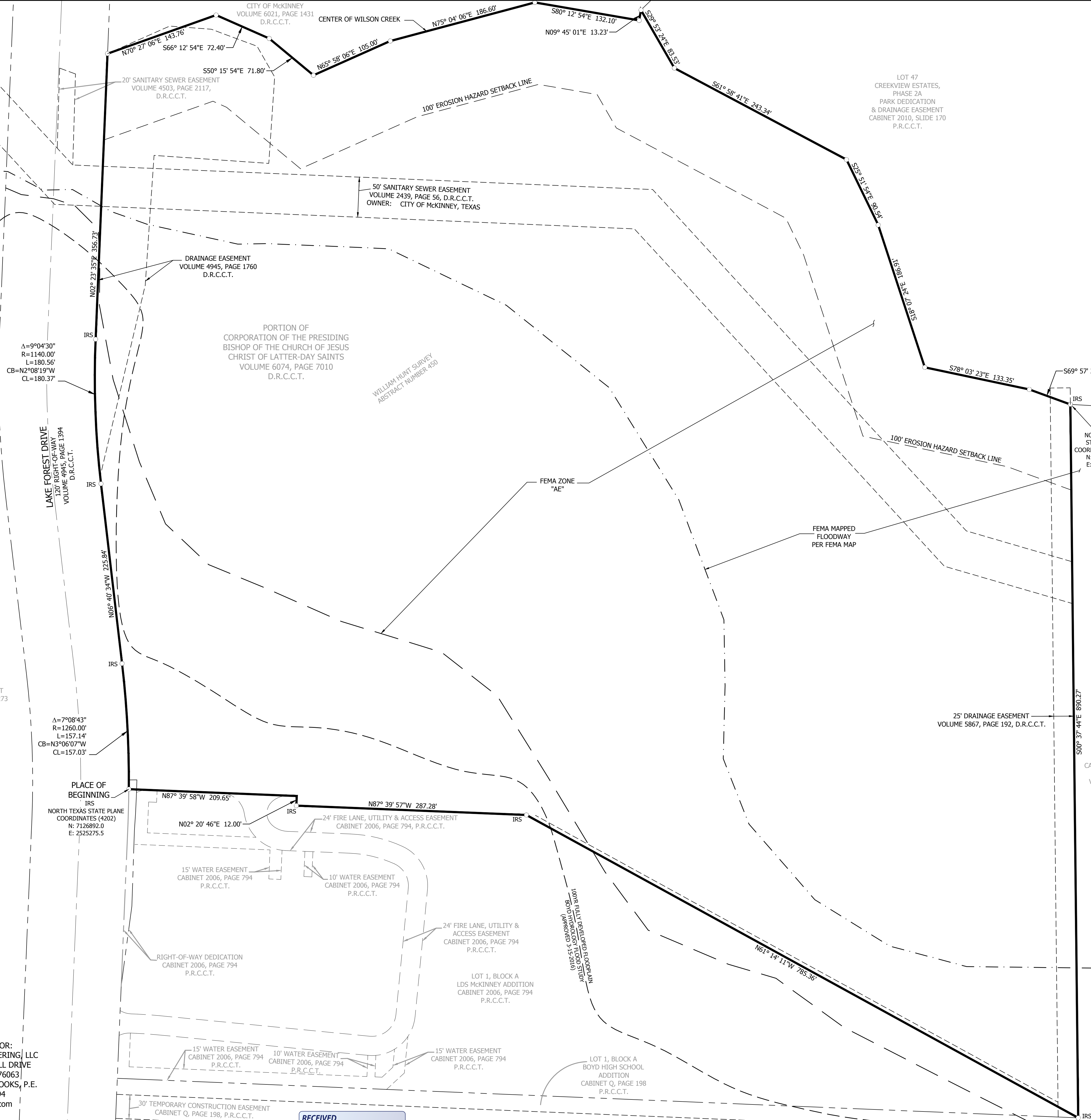


VICINITY MAP
NOT TO SCALE
MCKINNEY, TEXAS



LEGAL DESCRIPTION

Whereas, **Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints** is the sole owner of that certain tract or parcel of land in the William Hunt Survey, Abstract Number 450, City of McKinney, Collin County, Texas; and being 26.585 acres (1,158,021 square feet) a portion of that certain tract of land described in a Special Warranty Deed to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints (hereinafter referred to as Church of Jesus Christ of Latter-Day Saints tract), as recorded in Volume 6074, Page 7010, Deed Records, Collin County, Texas (D.R.C.C.T.); said 26.585 acres (1,158,021 square feet) being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the North line of that certain tract of land described as Lot 1, Block A, LDS McKinney Addition (hereinafter referred to as Lot 1), an addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet 2006, Page 794, Plat Records, Collin County, Texas, same being the existing East right-of-way line of Lake Forest Drive (120' right-of-way), as recorded in Volume 4945, Page 1394, D.R.C.C.T., same also being the beginning of a curve to the left, whose long chord bears North 03 degrees 06 minutes 07 seconds West, a distance of 157.03 feet;

THENCE with the common line between said Church of Jesus Christ of Latter-Day Saints tract and the existing East right-of-way line of said Lake Forest Drive for the following 4 courses:

1. Northerly, departing the North line of said Lot 1 and with said curve to the left having a radius of 1260.00 feet, through a central angle of 7 degrees 08 minutes 43 seconds, for an arc distance of 157.14 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
2. North 06 degrees 40 minutes 34 seconds West, a distance of 225.84 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the beginning of a curve to the right, whose long chord bears North 02 degrees 08 minutes 19 seconds West, a distance of 180.37 feet;
3. Northerly with said curve to the right having a radius of 1140.00 feet, through a central angle of 9 degrees 04 minutes 30 seconds, for an arc distance of 180.56 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
4. North 02 degrees 23 minutes 35 seconds East, a distance of 356.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northwest corner of said Church of Jesus Christ of Latter-Day Saints tract, same being the Southwest corner of that certain tract of land described in a Special Warranty Deed to the City of McKinney (hereinafter referred to as City of McKinney tract), as recorded in Volume 6021, Page 1431, D.R.C.C.T., same being in Wilson Creek;

THENCE with the common line between said Church of Jesus Christ of Latter-Day Saints tract and said City of McKinney tract and generally with Wilson Creek for the following 7 courses:

1. North 70 degrees 27 minutes 06 seconds East, departing the existing East right-of-way line of said Lake Forest Drive, a distance of 143.76;
2. South 66 degrees 12 minutes 54 seconds East, a distance of 72.40 feet;
3. South 50 degrees 15 minutes 54 seconds East, a distance of 71.80 feet;
4. North 65 degrees 58 minutes 06 seconds East, a distance of 105.00 feet;
5. North 75 degrees 04 minutes 06 seconds East, a distance of 186.60 feet;
6. South 80 degrees 12 minutes 54 seconds East, a distance of 132.10 feet;
7. North 09 degrees 45 minutes 01 second East, a distance of 13.23 feet to an angle point in the Westerly line of that certain tract of land described as Common Area - A46 and Drainage Easement (hereinafter referred to as Common Area - A46), as recorded Cabinet 2010, Slide 170, P.R.C.C.T.;

THENCE with the common line between said Church of Jesus Christ of Latter-Day Saints tract and said Common Area - A46 for the following 6 courses:

1. South 29 degrees 53 minutes 24 seconds East, departing the Southerly line of said City of McKinney tract and generally with Wilson Creek, a distance of 83.53 feet;
2. South 61 degrees 58 minutes 41 seconds East continue generally with Wilson Creek, a distance of 243.34 feet;
3. South 25 degrees 51 minutes 54 seconds East continue generally with Wilson Creek, a distance of 90.54 feet;
4. South 18 degrees 07 minutes 24 seconds East continue generally with Wilson Creek, a distance of 186.91 feet;
5. South 78 degrees 03 minutes 23 seconds East continue generally with Wilson Creek, a distance of 133.35 feet;
6. South 69 degrees 57 minutes 21 seconds East continue generally with Wilson Creek, a distance of 54.51 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Northeast corner of said Church of Jesus Christ of Latter-Day Saints tract, same being the Northwest corner of that certain tract of land described in a Deed to Carlisle Grace, Ltd. (hereinafter referred to as Grace tract), as recorded in Volume 4561, Page 1547, D.R.C.C.T.;

THENCE South 00 degrees 37 minutes 44 seconds East, departing the Southerly line of said Common Area - A46 and departing Wilson Creek and with the common line between said Church of Jesus Christ of Latter-Day Saints tract and said Grace tract, a distance of 890.27 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeast corner of said Church of Jesus Christ of Latter-Day Saints tract, same being the East corner of the aforesaid Lot 1;

THENCE with the common line between said Church of Jesus Christ of Latter-Day Saints tract and said Lot 1 for the following 4 courses:

1. North 61 degrees 14 minutes 11 seconds West, departing the West line of said Grace tract, a distance of 785.36 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
2. North 87 degrees 39 minutes 57 seconds West, a distance of 287.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
3. North 02 degrees 20 minutes 46 seconds East, a distance of 12.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set;
4. North 87 degrees 39 minutes 58 seconds West, a distance of 209.65 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 26.817 acres (1,168,127 square feet) of land.

ZONING EXHIBIT
FOR 26.817 ACRES
LAKE FOREST TOWNHOMES
MCKINNEY, TEXAS

REVISION DATE:
December 21, 2016

OWNER:
CORPORATION OF THE PRESIDING BISHOP OF
THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS
50 EAST NORTH TEMPLE STREET, 12TH FLOOR
SALT LAKE CITY, UTAH 84150



ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL DRIVE
MANSFIELD, TEXAS 76063
CONTACT: CODY BROOKS, P.E.
PHONE: 817-842-2094
cody@bannistereng.com

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By Planning Department at 4:08 pm, Dec 21, 2016