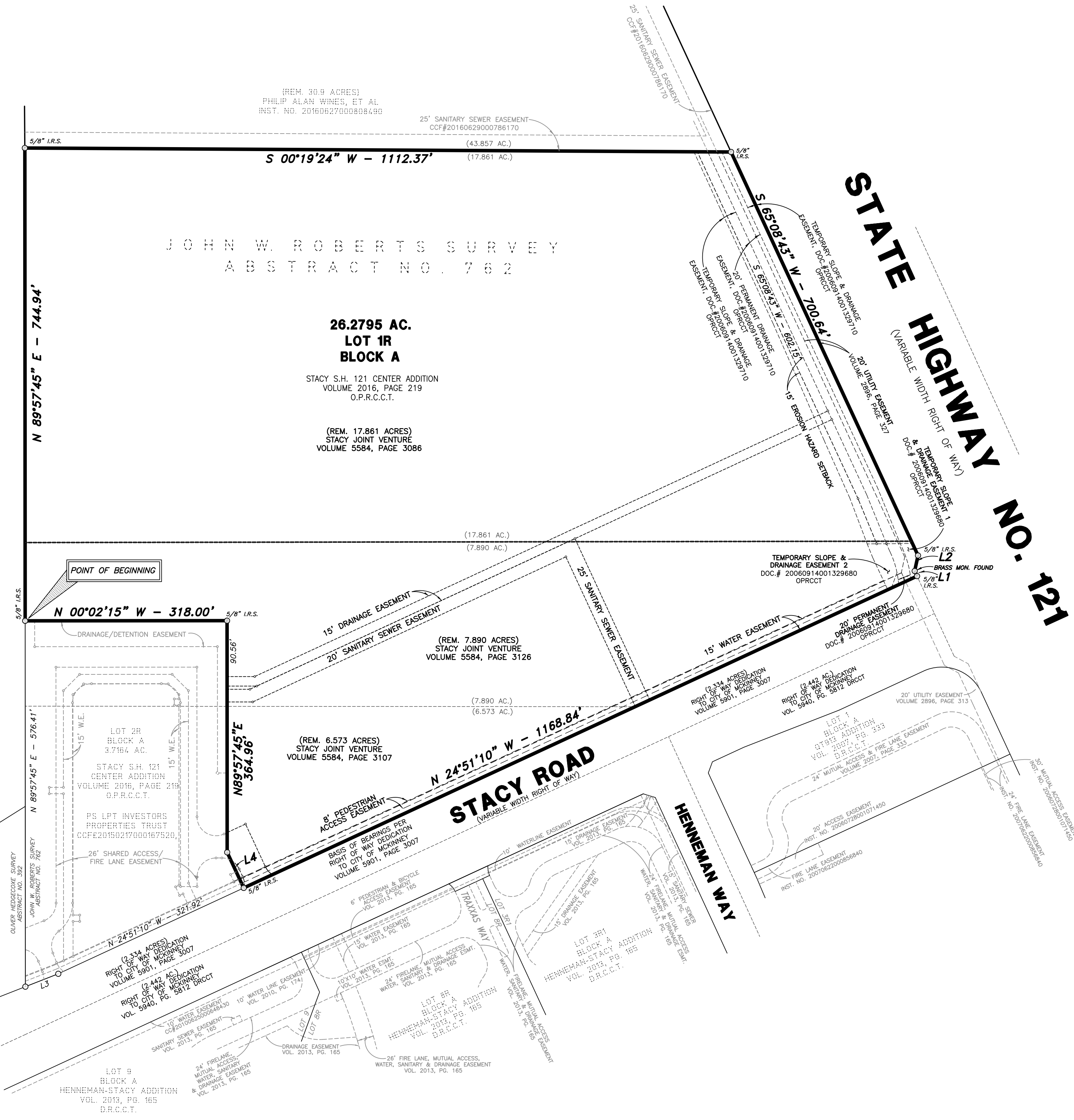


~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 65°08'43" W	8.86'
L2	N 77°59'05" W	25.00'
L3	N 21°23'04" W	55.63'
L4	S 65°05'20" W	61.82'



JOHN W. ROBERTS SURVEY  
ABSTRACT NO. 762

**26.2795 AC.  
LOT 1R  
BLOCK A**

STACY S.H. 121 CENTER ADDITION  
VOLUME 2016, PAGE 219  
O.P.R.C.C.T.

(REM. 17.861 ACRES)  
STACY JOINT VENTURE  
VOLUME 5584, PAGE 3086

**STATE HIGHWAY NO. 121**  
(VARIABLE WIDTH RIGHT OF WAY)

**STACY ROAD**  
(VARIABLE WIDTH RIGHT OF WAY)

**HENNEHAN WAY**

OLIVER HEDGECOCK SURVEY ABSTRACT NO. 392

L.G. MCKINNEY LLC

**PROPERTY DESCRIPTION**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, STACY JOINT VENTURE, A TEXAS JOINT VENTURE, IS THE OWNER OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN W. ROBERTS SURVEY, ABSTRACT NO. 762, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING KNOWN AS LOT 1R, BLOCK A OF STACY S.H. 121 CENTER ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, ACCORDING TO THE RECORD PLAT RECORDED IN VOLUME 2016, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS, AND BEING A 26.2795 ACRE TRACT OF LAND THAT IS A PORTION OF A CALLED 6.573 ACRE TRACT OF LAND DESCRIBED IN DEED TO STACY JOINT VENTURE AND RECORDED IN VOLUME 5584, PAGE 3107 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND A PORTION OF A CALLED 7.890 ACRE TRACT OF LAND DESCRIBED IN DEED TO STACY JOINT VENTURE AND RECORDED IN VOLUME 5584, PAGE 3126 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 17.861 ACRE TRACT OF LAND DESCRIBED IN DEED TO STACY JOINT VENTURE AND RECORDED IN VOLUME 5584, PAGE 3086 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 3.7164 ACRE TRACT OF LAND, IN THE NORTHEAST RIGHT-OF-WAY LINE OF STACY ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AND ALSO BEING THE NORTHWEST CORNER OF LOT 2R, BLOCK A OF STACY S.H. 121 CENTER ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, ACCORDING TO THE RECORD PLAT RECORDED IN VOLUME 2016, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS,

THENCE NORTH 89° 57' 45" EAST (BASIS OF BEARINGS PER PLAT RECORDED IN VOLUME 2016, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS) AND DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STACY ROAD, FOR A DISTANCE OF 576.41 FEET TO THE NORTHEAST CORNER OF LOT 2R AND THE NORTHWEST CORNER OF LOT 1R BLOCK A OF STACY S.H. 121 CENTER ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS, ACCORDING TO THE RECORD PLAT RECORDED IN VOLUME 2016, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS AND THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 89° 57' 45" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID LOT 1R FOR A DISTANCE OF 744.94 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 26.2998 ACRE TRACT AND THE NORTHEAST CORNER OF SAID LOT 1R;

THENCE SOUTH 00° 19' 24" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 1R FOR A DISTANCE OF 1112.37 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1R;

THENCE SOUTH 65° 08' 43" WEST AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 FOR A DISTANCE OF 700.64 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 77° 59' 05" WEST AND CONTINUING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 121 FOR A DISTANCE OF 25.00 FEET TO A BRASS MONUMENT FOUND FOR CORNER;

THENCE SOUTH 65° 08' 43" WEST AND CONTINUING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 121 FOR A DISTANCE OF 8.86 FEET TO A 5/8" IRON ROD SET FOR CORNER; SAID POINT BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF THE AFORESAID STACY ROAD;

THENCE NORTH 24° 51' 10" WEST AND FOLLOWING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STACY ROAD, FOR A DISTANCE OF 1168.64 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF LOT 2R IN BLOCK A;

THENCE NORTH 65° 05' 20" EAST AND DEPARTING THE NORTHEAST RIGHT-OF-WAY OF STACY ROAD AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 2R FOR A DISTANCE OF 61.82 FEET TO A POINT FOR CORNER;

THENCE NORTH 89° 57' 45" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 2R FOR A DISTANCE OF 364.96 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 2R;

THENCE NORTH 00° 02' 15" WEST ALONG THE EAST LINE OF SAID LOT 2R FOR A DISTANCE OF 318.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.2795 ACRES OF LAND, MORE OR LESS.

**PETITIONER/OWNER**  
STACY JOINT VENTURE, A TEXAS JOINT VENTURE  
PATTERSON INVESTMENTS, INC. VENTURE MANAGER  
3525 TURTLE CREEK BLVD., PH-A  
DALLAS, TEXAS 75219  
(214) 521-9940  
CONTACT: MICHAEL SEAY

**CERTIFICATION**  
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, MADE ON THE GROUND, THIS DATE, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS OR RESTRICTIONS THAT MAY BE OF RECORD, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED AND THAT THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN ON SAID PLAT. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

DAVID PETREE  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 1890

**ZONING NOTE:**  
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF THE DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

**ZONING EXHIBIT**  
**26.2795 ACRE PARCEL**  
**LOT 1R, BLOCK A**  
**STACY S.H. 121 CENTER ADDITION**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

BLUE SKY SURVEYING & MAPPING CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75228  
PHONE: (214) 358-4500  
FAX: (214) 358-4600

DATE: DECEMBER 27, 2016  
 SCALE: 1"=100'  
 DRPETREE@BLUESKYSURVEYING.COM  
 TPLS REGISTRATION NO. 10105700  
 STACYSH121NCCZONING