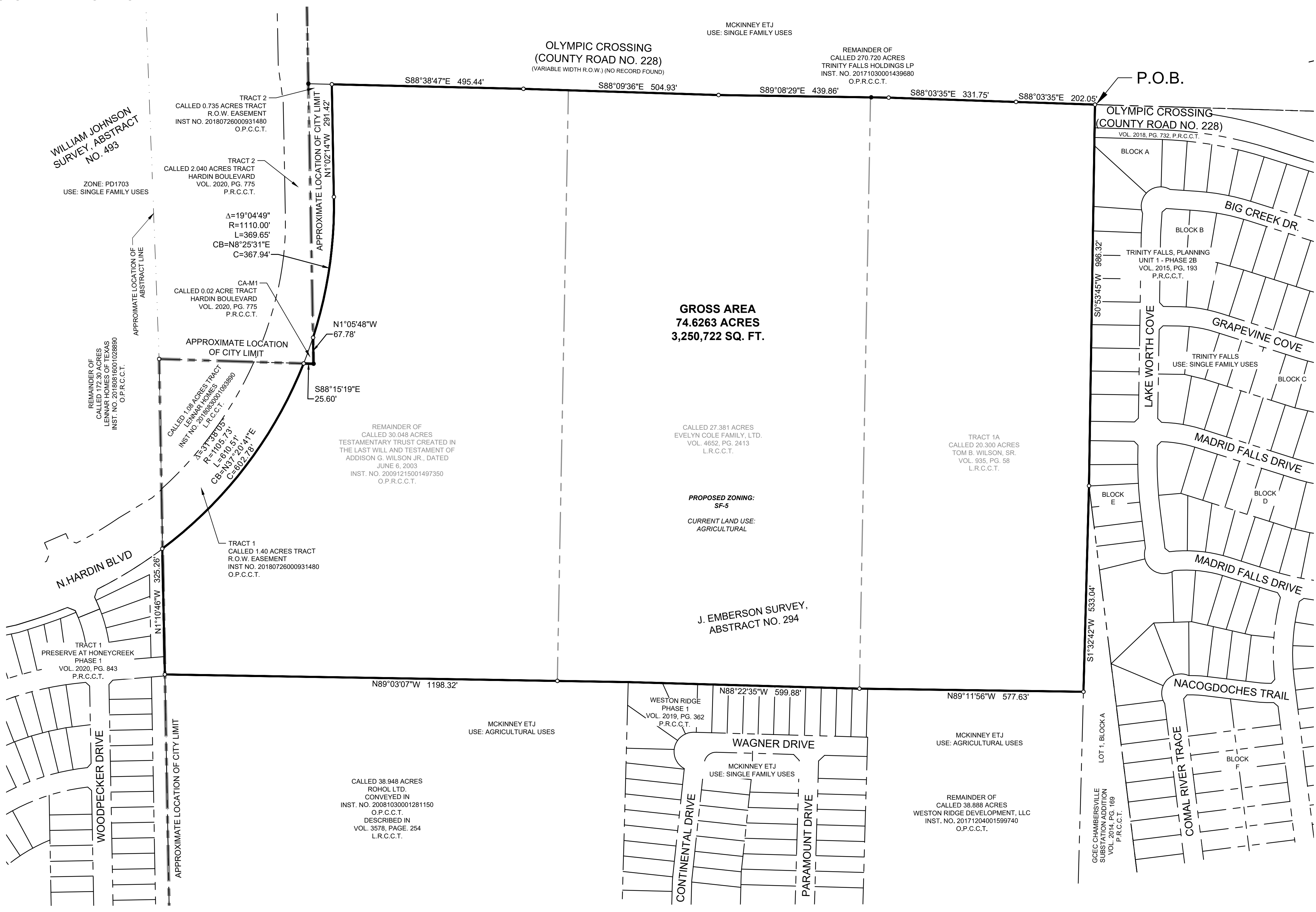
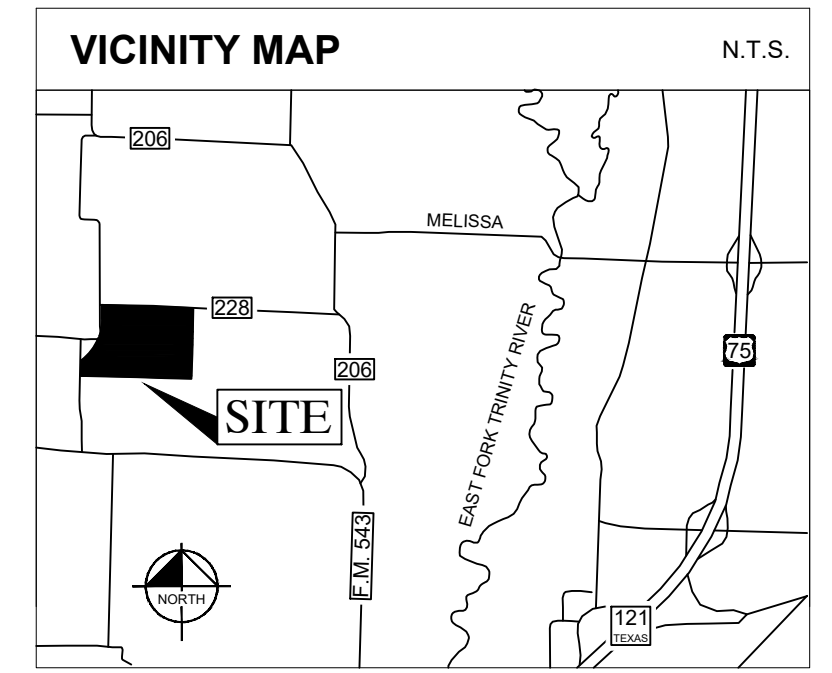
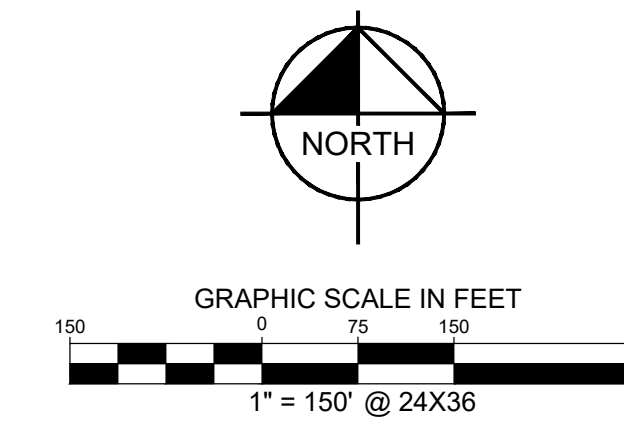


REQUESTED ZONING: SF-5
TRINITY FALLS DISTRICT
SUBURBAN LIVING PLACETYPE



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT LINE
	ABSTRACT LINE
	CITY LIMIT LINE

LEGEND

P.O.B. = POINT OF BEGINNING
 Δ = CENTRAL ANGLE
 P.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY TEXAS

NOTES:

1. Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas State Plane Coordinate System of 1983, North Central Zone 4202 (North American Datum of 1983). The horizontal coordinates of this survey are local surface coordinates derived from McKinney monument 26 utilizing a combined scale factor of 0.999856823.

2. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

BEING a tract of land situated in the J. Emberson Survey, Abstract No. 294, Collin County, Texas, and being all of a called 20.300 acre tract of land described as Tract 1A, as described in a Warranty Deed to Tom B. Wilson Sr, as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas, a called 27.381 acre tract of land described in a Warranty Deed to Evelyn Cole Family, as recorded in Volume 4652, Page 2413 of the Land Public Records of Collin County, Texas, and being a remainder of a called 30.047 acre tract of land described in a Testamentary Trust created in the Last Will and Testament of Addison G. Wilson Jr, as recorded in Instrument No. 20091215001497350 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the north end of the westerly terminus of the eastbound Olympic Crossing, as described in Trinity Falls, Planning Unit 1-Phase 2C, according to the Record Plat thereof recorded in Volume 2018, Page 732, of the Plat Records of Collin County, Texas, common to the northeast corner of said 20.300 acre tract, same being in the centerline of Olympic Crossing (County Road No. 228), a variable width right of way, no record found;

THENCE South 00°53'45" West, departing the centerline of said Olympic Crossing and along said terminus and the westerly line of Trinity Falls, Planning Unit 1 - Phase 2B, according to the Record Plat recorded in Volume 2015, Page 193, of the Plat Records of Collin County, Texas, a distance of 986.32 feet to an ell corner on the westerly line of said Trinity Falls, Planning Unit 1-Phase 2C and the easterly line of said 20.300 acre tract, common to the northerly corner of Lot 1, Block A, of GCEC Chambersville Substation Addition Lots 1, 2, & 3, Block A, according to the Conveyance Plat thereof recorded in Volume 2014, Page 169, of the Plat Records of Collin County, Texas;

THENCE South 01°32'42" West, continuing along the easterly line of said 20.300 acre tract and along the westerly line of said GCEC Chambersville Substation Addition, a distance of 533.04 feet to the southeast corner of said 20.300 acre tract, common to the northeast corner of a called 38.888 acre tract of land described in a Special Warranty Deed to Weston Ridge Development, LLC, as recorded in Instrument No. 20171204001599740 of the Official Public Records of Collin County, Texas;

THENCE North 89°11'56" West, departing the westerly line of said GCEC Chambersville Substation Addition, and along the southerly line of said 20.300 acre tract, the northerly line of said 38.888 acre tract and the northerly line of Weston Ridge Phase 1, as described in the Record Plat thereof recorded in Volume 2019, Page 362, of the Plat Records of Collin County, Texas, a distance of 577.63 feet to the southwest corner of said 20.300 acre tract, common to the southeast corner of said 27.381 acre tract, and an ell corner on the northerly line of Weston Ridge Phase 1;

THENCE North 88°22'35" West, continuing along the northerly line of said Weston Ridge Phase 1, along the southerly line of said 27.381 acre tract, and the northerly line of a called 38.948 acre tract of land conveyed in a Warranty Deed to Rohol LTD, as recorded in Instrument No. 20081030001281150 of the Official Public Records of Collin County, Texas, a distance of 599.88 feet to the southwest corner of said 27.381 acre tract, common to the southeast corner of said 30.048 acre tract;

THENCE North 89°03'07" West, along the southerly line of said 30.048 acre tract and continuing along the northerly line of said 38.948 acre tract, a distance of 1198.32 feet to the southwest corner of said 30.048 acre tract, common to the northwest corner of said 38.948 acre tract, same being on the easterly line of Tract 1 of Preserve at Honeycreek, Phase 1, as described in the Record Plat thereof recorded in Volume 2020, Page 843, of the Plat Records of Collin County, Texas;

THENCE North 01°10'46" West, along the westerly line of said 30.048 acre tract and the easterly line of said Tract 1, a distance of 325.26 feet to the northeast corner of said Tract 1, same being on the easterly right of way line of N. Hardin Boulevard, a variable width right of way, and at the beginning of a non-tangent curve to the left having a central angle of 31°38'05", a radius of 1105.73 feet, a chord bearing and distance of North 37°20'41" East, 602.78 feet;

THENCE in a northeasterly direction, departing the westerly line of said 30.048 acre tract and along the easterly right of way line of said Hardin Boulevard with said curve to the left, an arc distance of 610.51 feet to the southwest corner of Lot CA-M1 of Hardin Boulevard according to the Record Plat thereof recorded in Volume 2020, Page 775, of the Plat Records of Collin County, Texas;

THENCE South 88°15'19" East, departing the easterly right of way line of said Hardin Boulevard and along the southerly line of said CA-M1, a distance of 25.60 feet to the southeast corner of said Lot CA-M1;

THENCE North 01°05'48" West, along the easterly line of said Lot CA-M1, a distance of 67.78 feet to the northeast corner of said Lot CA-M1, being on the easterly right of way line of said Hardin Boulevard, same being at the beginning of a non-tangent curve to the left having a central angle of 19°04'49", a radius of 1110.00 feet, a chord bearing and distance of North 08°25'31" East, 367.94 feet;

THENCE in a northeasterly direction, with said curve to the left, and along the easterly right of way line of said Hardin Boulevard, an arc distance of 369.65 feet to a point for corner;

THENCE North 01°02'14" West, continuing along the easterly right of way line of said Hardin Boulevard, a distance of 291.42 feet to a point for corner on the northerly line of said 30.048 acre tract, same being on the southerly line of a called 270.720 acre tract of land describe in a deed to Trinity Falls Holdings, LP, as recorded in Instrument No. 20171030001439680 of the Official Public Records of Collin County, Texas;

THENCE departing the easterly right of way line of said Hardin Boulevard and along the northerly line of said 30.048 acre tract, said 27.381 acre tract, and said 20.300 acre tract, and the southerly line of said 270.720 acre tract, the following:

- South 88°38'47" East, a distance of 495.44 feet to a point for corner;
- South 88°09'36" East, a distance of 504.93 feet to a point for corner;
- South 89°08'29" East, a distance of 439.86 feet to a point for corner;
- South 88°03'35" East, a distance of 331.75 feet to a point for corner;
- South 88°03'35" East, a distance of 202.05 feet to the **POINT OF BEGINNING** and containing 74.626 acres (3,250,722 square feet) of land, more or less.

ZONING EXHIBIT
74.626 ACRES
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	CDS	KHA	1/7/2021	068150000	1 OF 1

DWG NAME: K:\P\F\TRINITY FALLS SURVEY\030519\WILSON TRACT\DWG\ZONING EXHIBIT.DWG PLOTTED BY: GOMEZ, DANIEL 2/10/2021 2:03 PM LAST SAVED: 2/10/2021 11:31 AM