LEGAL DESCRIPTION

BEING a tract or parcel of land situated in the City of McKinney, Collin County, Texas and being a part of the John Hart Survey, Abstract No. 423 and the Tola Dunn Survey, Abstract No. 284 being all of that certain tract of land described by deed to Vickie D. Cove as recorded under County Clerk's File No. 98-0016324, of the Deed Records of Collin County, Texas, and being all of a 67.45 acre tract described in a deed recorded in Volume 271 Page 139 of the Collin County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" inch iron rod with cap found for the Northeasterly corner of said Cove Tract, same being the southeasterly corner of Pecan Ridge Estates Phase One, as recorded in Cabinet R, Page 192 of the Collin County Deed Records, said corner also being in the southwesterly monumented line of F.M. Highway No. 543;

THENCE along a curve to the left having a radius of 1000.40 feet, a central angle of 36°35'09", a chord which bears S 63°51'53" E-628.00 feet, along said curve to the left, same being said Southwesterly right-of-way line of F.M. Highway No. 543 an arc length of 638.80 feet to a 1/2" iron rod;

THENCE continuing along the Southwesterly monumented line of said F.M. Highway No. 543, the following courses and distances;

S 82°09'27" E, passing a wooden highway monument found at a distance of 36.75 feet and continuing in all a total distance of 37.50 feet to a 1/2" iron rod;

S 61°55'32" E, a distance of 58.54 feet to a 1/2" iron rod, said corner being the intersection of said Southwesterly monumented line of F.M. Highway No. 543 and the Westerly monumented line of State Highway No. 5;

THENCE, along the Westerly monumented line of said State Highway No. 5, the following courses and distances;

N 08°00'10" W, a distance of 269.19 feet to a 1/2" iron rod at the beginning of a tangent curve to the left having a radius of 2914.90 feet, a central angle of 04°00'00", and an arc distance of 203.50 feet, a chord which bears S 06°00'10" W-203.46 feet;

S 05°15'00" W, a distance of 679.81 feet;

S 07°42'00" W, a distance of 248.00 feet;

S 11°12'00" W, a distance of 272.00 feet;

S 15°35'00" W, a distance of 200.00 feet; to an iron stake in the south line of the said tract;

THENCE, N 88°44'00" W, with the south line of the said tract a distance of 1791.00 feet to an iron stake in the most southerly southwest corner of the said tract;

THENCE, N 01°21'00"E, a distance of 509.60 feet to an iron stake at an inner corner of the said tract;

THENCE, N 89°40'00" W, a distance of 519.80 feet to an iron stake in the most westerly southwest corner of the said tract;

THENCE, NORTH, with an established fence line and hedge row along the west line of the said tract a distance of 755.70 feet to a point for corner;

THENCE, N 00°53'03" W, a distance of 242.09 feet to a 1/2" iron rod;

THENCE, N 00°44'20" W, a distance of 73.85 feet to a 1/2" iron rod;

THENCE, N 01°08'20" W, a distance of 322.08 feet to a 1/2" iron rod;

THENCE, N 01°42'20" W, a distance of 246.76 feet to a 3/8" iron rod for the Northwesterly corner of said Cove tract, same being the Northeasterly corner of said Vitta, et al tract and being in the Southerly right-of-way line of Bloomdale Road(a variable width right-of-way)

THENCE, along the southerly right-of-way line of Bloomdale Road, same being generally along a barbed wire fence, the following courses and distances;

S 89°47'12" E, a distance of 140.19 feet to a 1/2" iron rod;

N 89°35'43" E, a distance of 884.00 feet to a 1/2" iron rod;

THENCE, N 89°30'56" E, continuing along the common line between said Cove tract and Pecan Ridge Estates Phase One, a distance of 894.63 feet to THE PLACE OF BEGINNING containing 4,917,273 square feet of 112.885 acres of land.

ZONING EXHIBIT
WOODCREEK ESTATES

BEING 112.885 ACRES IN THE
JOHN HART SURVEY, ABSTRACT NO. 423
TOLA DUNN SURVEY, ABSTRACT NO. 284
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SEPTEMBER, 2012

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