

LOT 1, BLOCK A
FIRST CHRISTIAN CHURCH
OF MCKINNEY
VOLUME N, PAGE 968
COLLIN COUNTY
PLAT RECORDS

EXISTING ZONING:
RS-84-SINGLE FAMILY
RESIDENTIAL DISTRICT

DESCRIPTION 0.4726 ACRE

SITUATED in the City of McKinney, Collin County, Texas, in the W. D. Thompson survey, abstract no. 891, being a survey of the 0.4707 acre tract described in a deed from Shirley R. Hudspeth to Lisa Hudspeth Guerriero, dated September 18, 2014, recorded as clerk's file no. 20140918001015890 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pin found at the southwest corner of said 0.4707 acre tract and at the northwest corner of the Weatherrol Addition recorded in volume J, page 149 of the Collin County plat records;

THENCE North 00°00'17" East, with the west line of said 0.4707 acre tract, passing a "X" in concrete found at 181.13 feet and continuing in all 206.13 feet to a point near the center of Hunt Street (east-west concrete street);

THENCE South 89°26'08" East, with said Hunt Street, 100.21 feet to a point at the northeast corner of said 0.4707 acre tract and the northwest corner of the Cole Addition recorded in volume 2016, page 807 of the Collin County plat records;

THENCE South 00°02'16" West, with the east line of said 0.4707 acre tract and with the west line of said Cole Addition, passing at 25.45 feet the northwest corner of lot 1, block A of said Cole Addition and continuing in all 205.05 feet to a 1/2-inch iron pin set in the former location of a 3/8-inch iron pin found at the southeast corner of said 0.4707 acre tract;

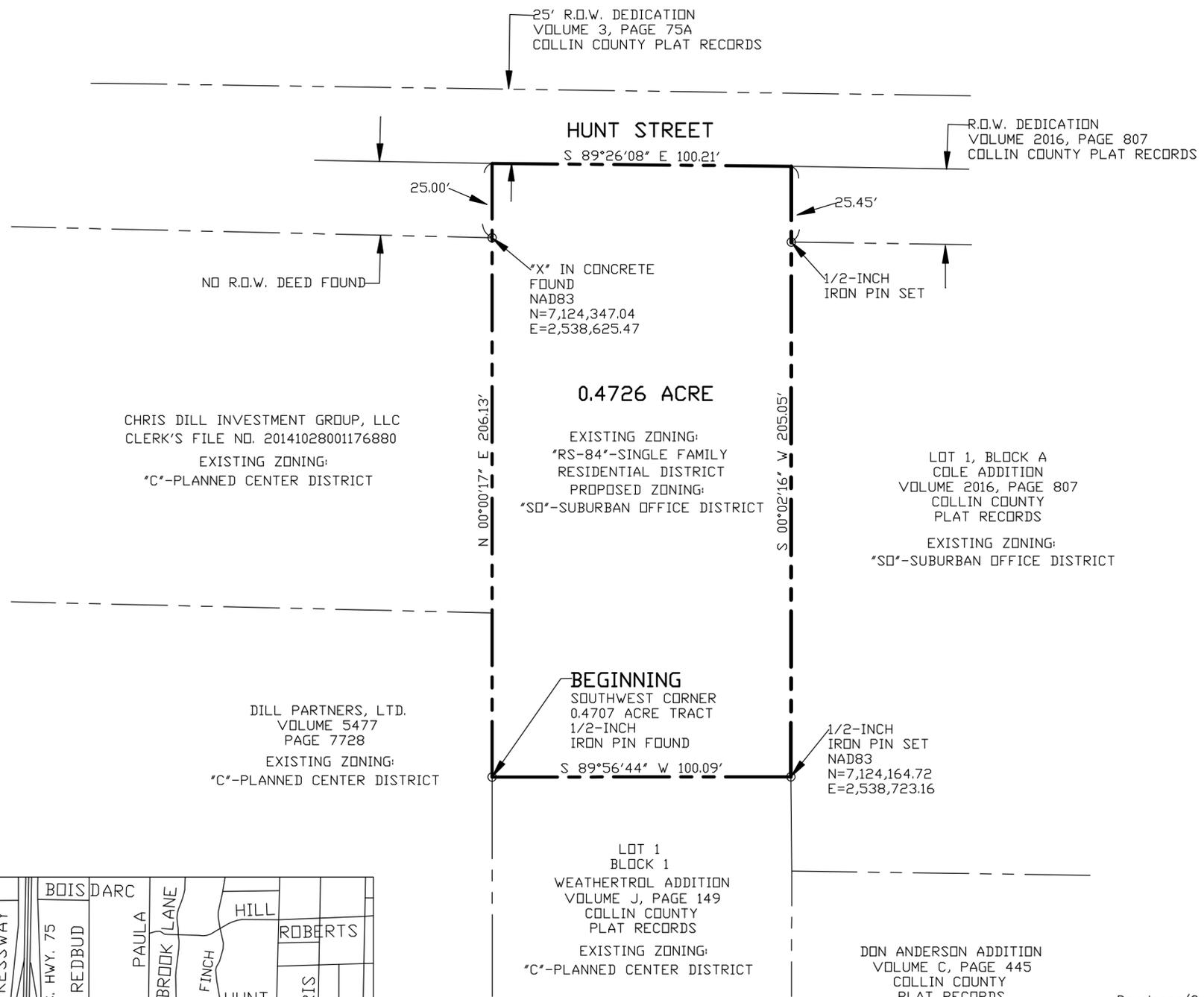
THENCE South 89°56'44" West, with the south line of said 0.4707 acre tract, 100.09 feet to the PLACE OF BEGINNING and containing 0.4726 acre.

The above described tract was surveyed on the ground and under my supervision.

Office work completed on November 2, 2018
Office work revised on December 21, 2018
Office work revised on January 3, 2019

Bruce Geer

Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive (U.S. Highway 380)
McKinney, Texas 75069
972-562-3959
972-542-5751 fax



CHRIS DILL INVESTMENT GROUP, LLC
CLERK'S FILE NO. 20141028001176880
EXISTING ZONING:
C-PLANNED CENTER DISTRICT

0.4726 ACRE
EXISTING ZONING:
RS-84-SINGLE FAMILY
RESIDENTIAL DISTRICT
PROPOSED ZONING:
SD-SUBURBAN OFFICE DISTRICT

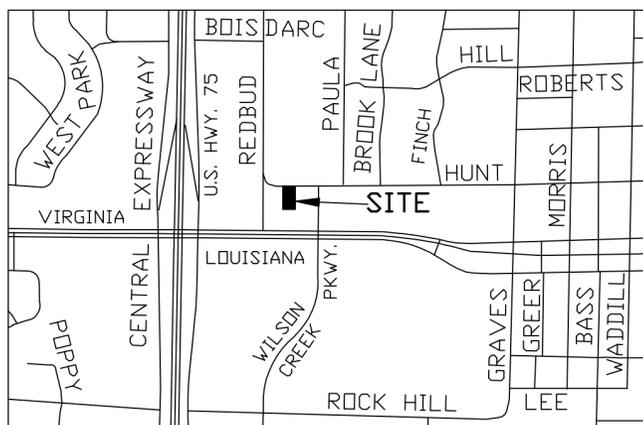
LOT 1, BLOCK A
COLE ADDITION
VOLUME 2016, PAGE 807
COLLIN COUNTY
PLAT RECORDS
EXISTING ZONING:
SD-SUBURBAN OFFICE DISTRICT

DILL PARTNERS, LTD.
VOLUME 5477
PAGE 7728
EXISTING ZONING:
C-PLANNED CENTER DISTRICT

BEGINNING
SOUTHWEST CORNER
0.4707 ACRE TRACT
1/2-INCH
IRON PIN FOUND
S 89°56'44" W 100.09'
1/2-INCH
IRON PIN SET
NAD83
N=7,124,164.72
E=2,538,723.16

LOT 1
BLOCK 1
WEATHERROL ADDITION
VOLUME J, PAGE 149
COLLIN COUNTY
PLAT RECORDS
EXISTING ZONING:
C-PLANNED CENTER DISTRICT

DON ANDERSON ADDITION
VOLUME C, PAGE 445
COLLIN COUNTY
PLAT RECORDS
EXISTING ZONING:
BN-NEIGHBORHOOD
BUSINESS DISTRICT



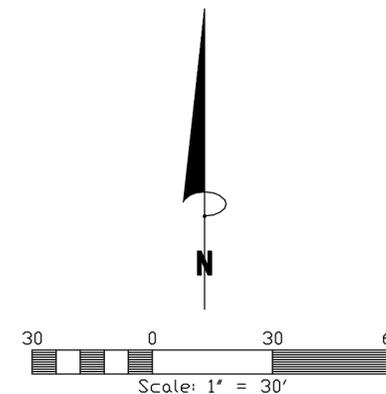
VICINITY MAP
1"=1000'

BEARING BASE: EASTERN SOUTH LINE OF SAID 1.084 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20070813001124650;
CONTROLLING MONUMENTS: 3/8-INCH IRON PIN FOUND AT EACH END OF THE SAID BEARING BASE LINE;

ACCORDING TO FEMA MAP NO. 48085C0260J, DATED 6-2-2009, THE 0.4726 ACRE TRACT SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.

Developer/Owner:
Lisa Hudspeth Guerriero
5637 Stanford Ave.
Dallas, TX 75209-4416

Surveyor:
Bruce Geer
Registered Professional Land Surveyor, No. 4117
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McKinney, Texas 75069
972-562-3959
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FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

ZONING EXHIBIT
0.4726 ACRE
W.D. THOMPSON SURVEY
ABSTRACT NO. 891
1835 W. HUNT STREET
MCKINNEY, TEXAS 75069
COLLIN COUNTY, TEXAS
SURVEY DATE: 11-2-2018