



SUBJECT TRACT:
 BEING a tract of land situated in the T. Cuna Survey, Abstract Number 211, City of McKinney, Collin County, Texas, and being the remainder of a 164.422 acre tract of land described in deed to Eddie B. and Mary K. Maxwell, as recorded in Instrument number 20070917001284740, of the Official Public Records of Collin County, Texas, and being more particularly described as follows:
BEGINNING at a 600 nail found for corner near the center of County Road 164, said point being the southwest corner of a tract of land conveyed to R. & L. Kripe Resources LTD. Tract, recorded in Volume 4697, Page 1782, of the Deed Records of Collin County, Texas;
THENCE South 89 degrees 56 minutes 56 seconds West, along the near center of said County Road 164 and the south line of said tract, a distance of 1768.09 feet to a 1/2 inch iron rod found for corner in said County Road, said point also being the southwest corner of Bloomridge Estates, an addition to the City of McKinney, as recorded in Cabinet 4, Page 981 of the Map Records of Collin County, Texas;
THENCE North 00 degrees 56 minutes 19 seconds West, along the east line of said Bloomridge Estates, passing a 1/2 inch iron rod found for the southeast corner of Lot 10 at 80.00 feet, and continuing for a total distance of 1056.50 feet to a 1/2 inch iron rod found for the southeast corner of a tract of land conveyed to McKinney ISD, as recorded in Instrument number 2006020800070600, of the Official Public Records of Collin County, Texas;
THENCE North 00 degrees 51 minutes 28 seconds West, along the east line of said McKinney ISD, tract, passing a 1/2 inch iron rod with cap stamped "R.P.L.L.S. 3963", found for the northeast corner of said McKinney ISD, tract, and the southwest corner of a tract of land conveyed to McKinney ISD, as recorded in Instrument number 201204020003003050, and continuing for a total distance of 1729.59 feet to a 5/8 inch iron rod found for the southeast corner of a tract of land conveyed to McKinney ISD, as recorded in Instrument number 2006020800070600, of the Official Public Records of Collin County, Texas;
THENCE North 00 degrees 41 minutes 19 seconds East, along the south line of said McKinney Ranch, tract, a distance of 1875.61 feet to a 1/2 inch iron rod found for corner at the base of a double trunked 10 inch Hedberry Tree, said point also being the northwest corner of a tract of land conveyed to Rene Bates, as recorded in Instrument number 20070917001284740, of the Official Public Records of Collin County, Texas;
THENCE with the west line of said Bates tract the following courses and distances:
 South 17 degrees 31 minutes 38 seconds East, a distance of 287.57 feet to a steel fence post for corner;
 South 39 degrees 23 minutes 37 seconds East, a distance of 124.08 feet to a steel fence post for corner;
 South 00 degree 42 minutes 59 seconds West, a distance of 68.64 feet to a 5/8 inch iron rod with cap stamped "McKinney ISD", said point being the northwest corner of a tract of land conveyed to McKinney ISD, as recorded in Instrument number 20070917001284740, of the Official Public Records of Collin County, Texas;
THENCE South 89 degrees 02 minutes 44 seconds West, along the north line of said Bryant tract, a distance of 1768.09 feet to a steel fence post near the north base of a steel fence post, said point also being the northwest corner of said Bryant tract;
THENCE South 00 degree 59 minutes 36 seconds East, along the west line of said Bryant tract, and passing the northwest corner of said McKinney County, Texas, and continuing with the west line of said Culbreth tract a total distance of 1056.50 feet to a 1/2 inch iron rod found for corner at the north line of a tract of land conveyed to Rene Bates, as recorded in Instrument number 20110304001022750, of the Official Public Records of Collin County, Texas;
THENCE with the north and west line of said Bates tract the following courses and distances:
 South 89 degrees 19 minutes 07 seconds West, a distance of 80.01 feet to a 1/2 inch iron rod found for corner at the northwest base of a steel fence post;
 South 00 degree 53 minutes 58 seconds East, a distance of 530.10 feet to a 1/2 inch iron rod found for corner, said point being the northwest corner of a tract of land conveyed to Richard Kripe et. ux. of the Deed Records of Collin County, Texas;
THENCE South 00 degree 57 minutes 27 seconds East, along the west line of said Richard Kripe et. ux. tract, and passing a 1/2 inch iron rod found for the northwest corner of the aforementioned R. & L. Kripe Resources Tract, at a distance of 1056.50 feet, to the point of beginning and continuing 530.10 square feet of 120.75 acres of land.

Scale: SEE GRAPHIC SCALE
Designed by: LAW
Drawn by: ODR
Checked by: LAW
Date: MARCH 2014
Project No. 02001-008

ANNEXATION EXHIBIT

MAXWELL TRACT

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

SANCHEZ & Associates

Master Planning
Civil Engineering
Land Development

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Certificate of Registration No. F-8865