

EXHIBIT B

METES & BOUNDS DESCRIPTION

DATED: NOVEMBER 19, 2019

SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN AND CITY OF MCKINNEY, BEING PART OF THE W.D. THOMPSON SURVEY, ABSTRACT NO. 891, BEING PART OF A CALLED 28.704 ACRE TRACT AS RECORDED IN DOC. NO. 20070322000385790 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY; ALL OF LOT 6, BLOCK A OF RAGSDALE ADDITION RECORDED IN CABINET 2014, PAGE 68 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS; AND LOT 7, BLOCK A OF RAGSDALE ADDITION RECORDED IN CABINET 2015, PAGE 427 OF SAID PLAT RECORDS, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CAPPED IRON ROD SET FOR THE SOUTH LINE OF SAID PREMISES, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID LOT 7 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SORRELL ROAD;

L1 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 87°46'10" WEST, 33.71 FEET TO AN ANGLE POINT IN CENTER OF SAID ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID PREMISES;

L2 THENCE WITH THE CENTER OF SAID ROAD AND WITH A WEST LINE OF SAID PREMISES, NORTH 02°14'00" EAST, 215.12 FEET TO AN ANGLE POINT IN THE CENTER OF SAID ROAD FOR THE NORTHWEST CORNER SAID PREMISES;

L3 THENCE WITH A NORTH LINE OF SAID PREMISES, SOUTH 87°46'00" EAST, 25.51 FEET TO A CAPPED IRON ROD SET FOR A NORTHWEST CORNER OF SAID LOT 6;

L4 THENCE WITH A NORTH LINE OF SAID PREMISES AND SAID LOT 6, SOUTH 86°50'30" EAST, 250.34 FEET TO A 1/2" IRON ROD FOUND AT AN INTERNAL CORNER OF SAID PREMISES;

THENCE WITH THE WEST LINE OF SAID PREMISES AS FOLLOWS:

L5 NORTH 01°53'19" EAST, 119.38 FEET TO A CAPPED IRON ROD FOUND;

L6 NORTH 30°46'32" EAST, 74.96 FEET TO A CAPPED IRON ROD FOUND;

L7 NORTH 50°40'18" EAST, 51.55 FEET TO A 1/2" IRON ROD FOUND;

EXHIBIT B

**L8 NORTH 35°30'50" EAST, 147.84 FEET TO A CAPPED IRON ROD FOUND;
L9 NORTH 39°10'24" EAST, 89.18 FEET TO A 1/2" IRON ROD FOUND;
L10 NORTH 44°58'05" EAST, 64.87 FEET TO A CAPPED IRON ROD FOUND;
L11 NORTH 30°35'16" EAST, 50.03 FEET TO A CAPPED IRON ROD FOUND;**

**L12 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 30°25'45" EAST,
730.18 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT OF SAID
PREMISES;**

**L13 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 30°24'24" EAST,
58.74 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID
PREMISES;**

**L14 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 40°47'28" EAST,
42.96 FEET TO A CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF
SAID PREMISES;**

**L15 THENCE WITH THE NORTH LINE OF SAID PREMISES, SOUTH 68°15'59"
EAST, 1,046.31 FEET TO AN ANGLE POINT FOR THE NORTHEAST CORNER OF
SAID PREMISES;**

THENCE WITH THE EAST LINE OF SAID PREMISES AS FOLLOWS:

**L16 SOUTH 11°30'02" WEST, 790.25 FEET TO A 1/2" IRON ROD FOUND AT AN
ANGLE POINT;**

L17 SOUTH 22°51'51" WEST, 445.31 FEET TO AN ANGLE POINT;

L18 SOUTH 52°15'12" WEST, 320.81 FEET TO AN ANGLE POINT;

**L19 SOUTH 56°24'01" WEST, 34.69 FEET TO AN ANGLE POINT FOR THE
SOUTHEAST CORNER OF SAID PREMISES;**

**L20 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 47°18'57"
WEST, 783.64 FEET TO A CAPPED IRON ROD FOUND FOR CORNER OF SAID
PREMISES;**

**L21 THENCE WITH THE SOUTH LINE OF SAID PREMISES, SOUTH 75°15'26"
WEST, 461.10 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF
SAID PREMISES;**

EXHIBIT B

L22 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 88°29'21" WEST, 265.91 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L23 THENCE WITH THE SOUTH LINE OF SAID PREMISES, SOUTH 46°24'31" WEST, 61.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.89 ACRES OF LAND, MORE OR LESS.

EXHIBIT C

METS & BOUNDS DESCRIPTION
 DATED: NOVEMBER 19, 2019

SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN AND CITY OF MCKINNEY, BEING PART OF THE W.D. THOMPSON 28.754 ACRES TRACT AS RECORDED IN DOC. NO. CALLED 20070322000385789 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS, AND BEING PART OF THE BLOCK A OF PARCEL ADDITION RECORDED IN CADDIS PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND LOT 7, BLOCK A OF PARCEL ADDITION RECORDED IN CADDIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD SET FOR THE SOUTH LINE OF SAID PREMISES OF SAID LOT 7 AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SORRELL ROAD;

L1 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 87°46'10" WEST, 33.71 FEET TO AN ANGLE POINT IN CORNER OF SAID PREMISES;

L2 THENCE WITH THE CENTER OF SAID ROAD AND WITH A 215.12 FEET TO AN ANGLE POINT IN THE CENTER OF SAID ROAD FOR THE NORTHWEST CORNER SAID PREMISES;

L3 THENCE WITH A NORTH LINE OF SAID PREMISES, SOUTH 87°46'00" EAST, 28.51 FEET TO A CAPPED IRON ROD SET FOR A NORTHWEST CORNER OF SAID LOT 6;

L4 THENCE WITH A NORTH LINE OF SAID PREMISES AND SAID LOT 6, SOUTH 88°50'30" EAST, 250.34 FEET TO A 1/2" IRON ROD FOUND AT AN INTERNAL CORNER OF SAID PREMISES;

THENCE WITH THE WEST LINE OF SAID PREMISES AS FOLLOWS:

L5 NORTH 01°53'19" EAST, 119.28 FEET TO A CAPPED IRON ROD FOUND;

L6 NORTH 30°46'32" EAST, 74.98 FEET TO A CAPPED IRON ROD FOUND;

L7 NORTH 59°40'18" EAST, 51.55 FEET TO A 1/2" IRON ROD FOUND;

L8 NORTH 35°30'50" EAST, 147.84 FEET TO A CAPPED IRON ROD FOUND;

L9 NORTH 39°10'24" EAST, 89.18 FEET TO A 1/2" IRON ROD FOUND;

L10 NORTH 44°58'05" EAST, 64.87 FEET TO A CAPPED IRON ROD FOUND;

L11 NORTH 30°35'16" EAST, 50.03 FEET TO A CAPPED IRON ROD FOUND;

L12 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 30°25'45" EAST, 730.18 FEET TO A 5/8" IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L13 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 30°24'24" EAST, 58.74 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L14 THENCE WITH THE WEST LINE OF SAID PREMISES, NORTH 40°47'28" EAST, 42.98 FEET TO A CAPPED IRON PREMISES FOR THE NORTHWEST CORNER OF SAID PREMISES;

L15 THENCE WITH THE NORTH LINE OF SAID PREMISES, SOUTH 87°46'10" WEST, 33.71 FEET TO AN ANGLE POINT FOR THE NORTHEAST CORNER OF SAID PREMISES;

THENCE WITH THE EAST LINE OF SAID PREMISES AS FOLLOWS:

L16 SOUTH 11°30'02" WEST, 730.28 FEET TO A 1/2" IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L17 SOUTH 22°51'51" WEST, 448.31 FEET TO AN ANGLE POINT;

L18 SOUTH 52°51'52" WEST, 320.81 FEET TO AN ANGLE POINT;

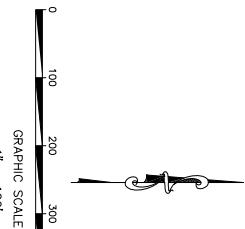
L19 SOUTH 58°24'01" WEST, 34.89 FEET TO AN ANGLE POINT FOR THE SOUTHEAST CORNER OF SAID PREMISES;

L20 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 47°48'57" WEST, 783.84 FEET TO A CAPPED IRON ROD FOUND FOR CORNER OF SAID PREMISES;

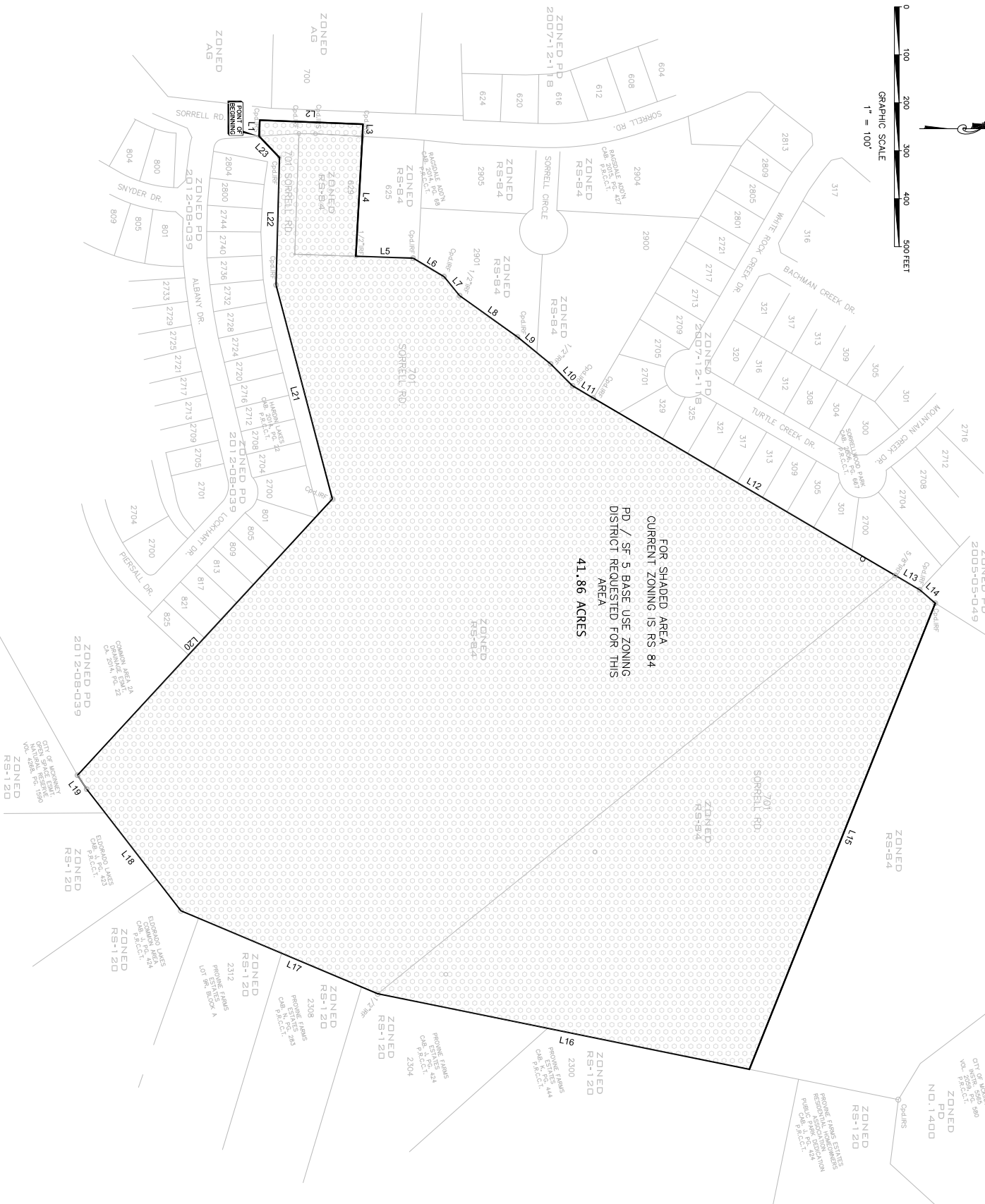
L21 THENCE WITH THE SOUTH LINE OF SAID PREMISES, SOUTH 75°52'26" WEST, 461.10 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L22 THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 88°29'21" WEST, 265.91 FEET TO A CAPPED IRON ROD FOUND AT AN ANGLE POINT OF SAID PREMISES;

L23 THENCE WITH THE SOUTH LINE OF SAID PREMISES, BEGGING AND CONTAINING 41.89 ACRES OF LAND, MORE OR LESS.



LEGEND
 (SMA) = Controlling Monument Found
 Circle = Controlling Monument Found
 Cadastre = Capped Iron Rod Set



FOR SHADED AREA
 CURRENT ZONING IS RS 84
 PD / SF 5 BASE USE ZONING
 DISTRICT REQUESTED FOR THIS
 AREA
41.86 ACRES

REVISION AA3

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF THE AUTHORITY OF JACK R. MICALAF, P.E. # 46057. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. PRELIMINARY FOR REVIEW ONLY

OES, INC.
 TEXAS REGISTERED PROFESSIONAL ENGINEERING FIRM F-11001
 705 JONES ST.
 FORT WORTH, TX 76102
 PH. 840.393.0328

HARDIN LAKE

ESTATES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

ZONING EXHIBIT

PROJECT TECHNIAN: NJO
 JOB NUMBER: 1121
 SHEET NUMBER: **1.1**

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property shall develop in accordance with Section 146-106 ("SF5" – Single Family Residential District) of the Zoning Ordinance and as amended, except as follows:

1. The minimum lot width shall be 50 feet as measured from the front of the building setback.
2. The minimum side yard shall be 5 feet;
3. The minimum lot size shall be 6,000 square feet;
4. The maximum number of residential dwelling units shall not exceed 94;
5. A 30' landscape buffer shall be provided along the common boundary line of lots 34-43, Block A, of the Sorrellwood Park Addition;
6. A minimum 400 square foot gazebo shall be provided in a common area adjacent to Provine Lake;
7. A minimum of 18 acres of open space shall be provided in the form of common areas, with at least 1 acre being provided in a common area located outside of the floodplain; and
8. 0.5 miles of 6 foot wide concrete walking paths shall be provided in designated common areas.