

LEGEND

PROPERTY LINE

SIR 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET

LINE	BEARING	LENGTH
L1	N 75°57'00" E	13.54'
L2	N 44°37'06" E	73.69'
L3	N 54°05'02" E	23.37'
L4	N 22°38'48" E	44.63'
L5	N 42°48'04" E	25.29'
L6	N 06°28'59" W	69.79'
L7	N 41°49'18" E	27.17'
L8	N 17°06'02" E	50.61'
L9	S 74°03'19" E	67.27'
L10	N 53°49'41" E	116.30'
L11	N 19°37'37" E	21.34'
L12	N 06°48'52" W	38.20'
L13	N 27°29'28" E	10.30'
L14	N 71°24'32" E	15.76'
L15	S 64°55'28" E	56.08'
L16	S 78°47'28" E	69.95'
L17	N 89°14'28" E	40.68'
L18	N 76°03'13" E	119.82'
L19	S 85°13'17" E	99.53'
L20	S 58°20'06" E	25.06'
L21	S 70°20'46" E	32.28'
L22	N 67°44'33" E	30.66'
L23	N 38°52'23" E	13.46'
L24	N 24°14'57" E	87.61'
L25	N 89°42'20" E	216.44'
L26	N 56°09'17" E	21.52'
L27	N 20°04'01" E	27.14'
L28	N 53°05'35" E	16.04'
L29	S 59°35'20" E	14.52'
L30	N 49°45'23" E	15.58'
L31	N 04°34'28" W	49.49'
L32	N 17°48'14" W	76.81'
L33	N 44°27'10" E	43.05'
L34	N 85°09'31" E	62.87'
L35	S 34°12'57" E	103.49'
L36	S 81°29'28" E	35.58'
L37	N 75°45'37" E	47.53'
L38	N 44°28'28" E	32.18'
L39	N 25°18'39" E	101.71'
L40	N 64°17'01" E	31.96'
L41	S 84°28'41" E	32.36'

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 32.9444 acre tract of land situated in the Grafton Williams Survey, Abstract No. 976, Collin County, Texas; said tract being all of Lot 1R, Block A, The Highlands, Lots 1R and 2, Block A, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2008, Page 145 of the Plat Records of Collin County, Texas; said 32.9444 acre tract being more particularly described as follows:

BEGINNING, at a "x" cut in concrete set in the easterly right-of-way line of Orchid Drive (a 60-foot wide right-of-way); said point being the southwest corner of said Lot 1R, Block A and the northernmost corner of Lot 10, Block A, The Highlands Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet L, Page 544 of the said Plat Records;

THENCE, along the said easterly line of Orchid Drive and the westerly line of said Lot 1R, Block A, the following four (4) calls:

North 37 degrees, 23 minutes, 33 seconds East, a distance of 51.56 feet to a "x" cut set in concrete at the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 79 degrees, 09 minutes, 15 seconds, a radius of 330.00 feet, a chord bearing and distance of North 02 degrees, 11 minutes, 05 seconds West, 420.50 feet, an arc distance of 455.90 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

North 41 degrees, 45 minutes, 42 seconds West, a distance of 122.01 feet to a "x" cut in concrete set at the beginning of a tangent curve to the right;

In a northwesterly direction, along said curve to the right, having a central angle of 27 degrees, 42 minutes, 42 seconds, a radius of 400.00 feet, a chord bearing and distance of North 27 degrees, 54 minutes, 21 seconds West, 191.58 feet, an arc distance of 193.46 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve; said point also being the northwest corner of said Lot 1R, Block A and the southwest corner of said Lot 2, Block A;

THENCE, departing the said easterly line of Orchid Drive and the said westerly line of Lot 1R, Block A and along the common line between said Lot 1R, Block A and lot 2, Block A, the following forty-one (41) calls:

- North 75 degrees, 57 minutes, 00 seconds East, a distance of 13.54 feet to an angle point;
- North 44 degrees, 37 minutes, 06 seconds East, a distance of 73.09 feet to an angle point;
- North 54 degrees, 05 minutes, 02 seconds East, a distance of 23.37 feet to an angle point;
- North 22 degrees, 38 minutes, 48 seconds East, a distance of 44.63 feet to an angle point;
- North 42 degrees, 48 minutes, 04 seconds East, a distance of 25.29 feet to an angle point;
- North 06 degrees, 28 minutes, 59 seconds West, a distance of 69.79 feet to an angle point;
- North 41 degrees, 49 minutes, 18 seconds East, a distance of 27.17 feet to an angle point;
- North 17 degrees, 06 minutes, 02 seconds East, a distance of 50.61 feet to an angle point;
- South 74 degrees, 05 minutes, 19 seconds East, a distance of 67.27 feet to an angle point;
- North 53 degrees, 49 minutes, 41 seconds East, a distance of 116.30 feet to an angle point;
- North 19 degrees, 37 minutes, 37 seconds East, a distance of 21.35 feet to an angle point;
- North 06 degrees, 48 minutes, 52 seconds West, a distance of 38.20 feet to an angle point;
- North 27 degrees, 29 minutes, 28 seconds East, a distance of 10.30 feet to an angle point;
- North 71 degrees, 24 minutes, 32 seconds East, a distance of 15.76 feet to an angle point;
- South 64 degrees, 55 minutes, 28 seconds East, a distance of 56.08 feet to an angle point;
- South 76 degrees, 47 minutes, 28 seconds East, a distance of 69.95 feet to an angle point;
- North 89 degrees, 14 minutes, 28 seconds East, a distance of 40.68 feet to an angle point;
- North 76 degrees, 03 minutes, 13 seconds East, a distance of 119.82 feet to an angle point;
- South 85 degrees, 13 minutes, 17 seconds East, a distance of 99.53 feet to an angle point;
- South 58 degrees, 20 minutes, 06 seconds East, a distance of 25.06 feet to an angle point;
- South 70 degrees, 20 minutes, 46 seconds East, a distance of 32.28 feet to an angle point;
- North 67 degrees, 44 minutes, 33 seconds East, a distance of 30.66 feet to an angle point;
- North 38 degrees, 52 minutes, 23 seconds East, a distance of 13.46 feet to an angle point;
- North 24 degrees, 14 minutes, 57 seconds East, a distance of 87.61 feet to an angle point;
- North 89 degrees, 42 minutes, 20 seconds East, a distance of 216.44 feet to an angle point;
- North 56 degrees, 09 minutes, 17 seconds East, a distance of 21.52 feet to an angle point;
- North 20 degrees, 04 minutes, 01 seconds East, a distance of 27.14 feet to an angle point;
- North 53 degrees, 05 minutes, 35 seconds East, a distance of 16.04 feet to an angle point;
- South 59 degrees, 35 minutes, 20 seconds East, a distance of 14.52 feet to an angle point;
- North 49 degrees, 45 minutes, 23 seconds East, a distance of 15.58 feet to an angle point;
- North 04 degrees, 34 minutes, 26 seconds West, a distance of 49.49 feet to an angle point;
- North 17 degrees, 48 minutes, 14 seconds West, a distance of 76.81 feet to an angle point;
- North 44 degrees, 27 minutes, 10 seconds East, a distance of 43.05 feet to an angle point;
- North 85 degrees, 09 minutes, 31 seconds East, a distance of 62.87 feet to an angle point;
- South 34 degrees, 12 minutes, 57 seconds East, a distance of 103.49 feet to an angle point;
- South 81 degrees, 29 minutes, 26 seconds East, a distance of 35.58 feet to an angle point;
- North 75 degrees, 45 minutes, 37 seconds East, a distance of 47.53 feet to an angle point;
- North 44 degrees, 28 minutes, 28 seconds East, a distance of 32.18 feet to an angle point;
- North 25 degrees, 18 minutes, 39 seconds East, a distance of 101.71 feet to an angle point;
- North 64 degrees, 17 minutes, 01 seconds East, a distance of 31.96 feet to an angle point;
- South 84 degrees, 28 minutes, 41 seconds East, a distance of 32.36 feet to a point in the west line of Lot 13A, Block A, Hidden Creek Phase One, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet J, Page 636 of the said Plat Records; said point being the northeast corner of said Lot 1R, Block A and the southeast corner of said Lot 2, Block A;

THENCE, South 00 degrees, 08 minutes, 08 seconds East, departing the said common line between Lot 1, Block A and Lot 2, Block A and along the common line between said Lot 1R, Block A and said Lot 13A, Block A, at a distance of 43.51 feet passing the southwest corner of said Lot 13A, Block A and the most northerly northwest corner of Pheasant Run Phase 2, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet I, Page 794 of the said Plat Records, continuing along the common line between said Lot 1R, Block A and said Pheasant Run Phase 2, in all a total distance of 331.93 feet to a 1/2-inch iron rod found at the most northerly southeast corner of said Lot 1R, Block A; said point also being a re-entrant corner of Pheasant Run Phase 2 addition;

THENCE, South 89 degrees, 21 minutes, 03 seconds West, continuing along the said common line between Lot 1R, Block A and Pheasant Run Phase 2 addition, a distance of 235.01 feet to a "x" cut in concrete found for re-entrant corner; said point also being the most southerly northwest corner of said Pheasant Run Phase 2;

THENCE, South 00 degrees, 20 minutes, 54 seconds East, continuing along the said common line between Lot 1R, Block A and Pheasant Run Phase 2, at a distance of 309.95 feet passing the southwest corner of said Pheasant Run Phase 2 addition and the northwest corner of that certain tract of land described in deed to Williams Cemetery recorded in Volume 414, Page 96 of the Deed Records of Collin County, Texas, continuing along the common line between said Lot 1R, Block A and said Williams Cemetery tract, to all a total distance of 459.26 feet to a 1/2-inch iron rod found at the corner in the north line of Lot 2AR4, Block A, The Highlands Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2008, Page 98 of the said Plat Records; said point also being the southwest corner of said Williams Cemetery tract;

DESCRIPTION OF PROPERTY SURVEYED (CONTINUED)

THENCE, departing the said common line between Lot 1R, Block A and Williams Cemetery tract and along the common line between said Lot 1R, Block A and said Lot 2AR4, Block A, the following two (2) calls:

North 89 degrees, 52 minutes, 14 seconds West, a distance of 30.00 feet to a 5/8-inch iron rod found for re-entrant corner; said point also being the northwest corner of said Lot 2AR4, Block A;

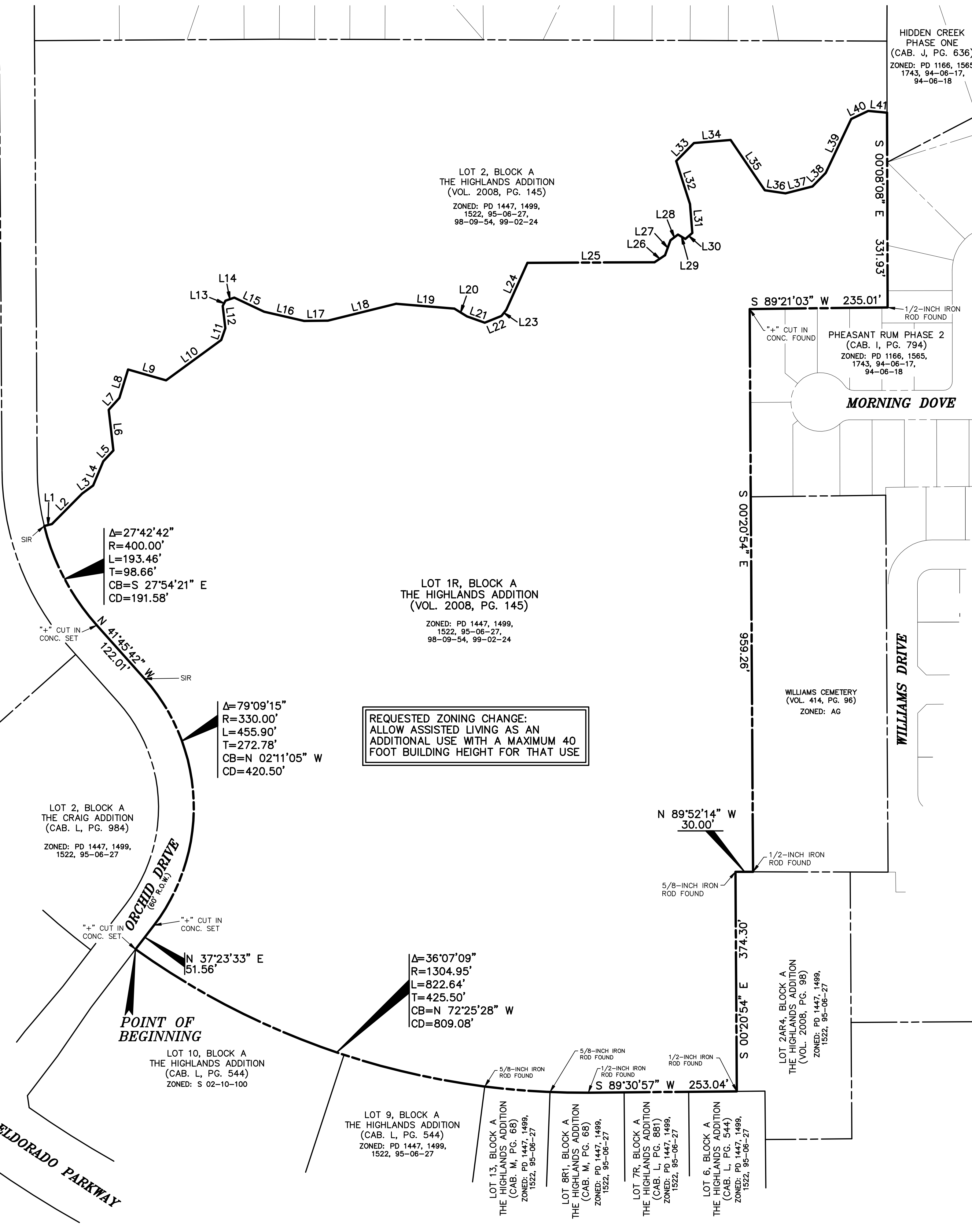
South 00 degrees, 20 minutes, 54 seconds East, a distance of 374.30 feet to a 1/2-inch iron rod found in the north line of Lot 6, Block A of said The Highlands Addition recorded in Cabinet L, Page 544; said rod found at the southeast corner of said Lot 1R, Block A and the most northerly southwest corner of said Lot 2AR4, Block A;

THENCE, South 89 degrees, 30 minutes, 57 seconds West, departing the said common line between Lot 1R, Block A and Lot 2AR4, Block A and along the south line of said Lot 1R, Block A and the said north line of Lot 6, Block A, at a distance of 81.95 feet passing the northwest corner of said Lot 6, Block A and the northeast corner of Lot 7R, Block A, The Highlands Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet L, Page 681 of the said Plat Records, continuing along the north line of said Lot 7R, Block A, at a distance of 191.95 feet passing the northwest corner of said Lot 7R, Block A and the northeast corner of Lot 8R1, Block A, The Highlands Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet M, Page 68 of the said Plat Records, continuing along the north line of said Lot 8R1, Block A, in all a total distance of 253.04 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right;

THENCE, in a northwesterly direction, continuing along the said south line of Lot 1R, Block A, said north line of Lot 8R1, Block A and said curve to the right, having a central angle of 36 degrees, 07 minutes, 09 seconds, a radius of 1304.95 feet, a chord bearing and distance of North 72 degrees, 25 minutes, 28 seconds West, 809.08 feet, at an arc distance of 65.18 feet passing a 5/8-inch iron rod found at the northwest corner of said Lot 8R1, Block A and the northeast corner of Lot 13, Block A of said The Highlands Addition recorded in Cabinet M, Page 68, continuing along the north line of Lot 13, Block A, at an arc distance of 176.85 feet passing a 5/8-inch iron rod found at the northwest corner of said Lot 13, Block A and the northeast corner of Lot 9, Block A of said The Highlands Addition recorded in Cabinet L, Page 544, continuing along the north line of said Lot 9, Block A, at an arc distance of 423.07 feet passing the northwest corner of said Lot 9, Block A and the northeast corner of said Lot 10, Block A, continuing along the northerly line of said Lot 10, Block A, in all a total arc distance of 822.64 feet to the POINT OF BEGINNING;

CONTAINING, 1,435,058 square feet or 32.9444 acres of land, more or less.

REQUESTED ZONING CHANGE:
ALLOW ASSISTED LIVING AS AN
ADDITIONAL USE WITH A MAXIMUM 40
FOOT BUILDING HEIGHT FOR THAT USE



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NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
AWS	MLM	10-11-2013

OWNER
MCKINNEY FELLOWSHIP BIBLE CHURCH
2801 ORCHID DRIVE
MCKINNEY, TEXAS 75070
OWNER (972) 547-7000 PHONE
OWNER (972) 547-7001 FAX

PROJECT INFORMATION
OXFORD ASSISTED LIVING
BLOCK A, LOT 1R, HIGHLANDS ADDITION
CITY OF MCKINNEY, TEXAS
GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976
PROPOSED USE: ASSISTED LIVING
ZONING: PD

RECEIVED
By Kathy Wright at 11:58 am, Nov 07, 2013

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ZONING EXHIBIT "A"
OXFORD ASSISTED LIVING
BLOCK A, LOT 1R, HIGHLANDS ADDITION
GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976
CITY OF MCKINNEY, TEXAS

SHEET NO.
ZEA