

LINE	BEARING	LENGTH
T1	N30°59'49"W	280.00'
T2	N10°30'11"E	164.50'
T3	N83°15'11"E	276.20'
T4	N5°30'11"E	348.00'
T5	N3°15'42"E	77.74'
T6	N30°59'41"E	140.90'
T7	N43°27'39"W	145.78'
T8	N9°14'21"E	247.40'
T9	N23°01'17"W	73.42'
T10	N85°20'14"W	316.43'
T11	N50°58'19"W	117.15'
T12	N5°13'53"E	95.53'
T13	N32°24'04"E	155.32'
T14	N4°39'46"E	316.43'
T15	N30°39'07"E	105.48'
T16	N47°53'55"W	95.53'
T17	S82°38'26"W	130.86'
T18	N64°12'45"W	89.44'
T19	N30°55'08"W	179.23'
T20	N30°29'10"E	163.78'
T21	N44°13'21"E	141.42'
T22	N7°23'27"W	347.31'
T23	S89°32'43"W	7.00'
T24	S0°36'37"E	229.35'
T25	S0°58'11"E	182.35'
T26	S0°47'03"E	241.30'
T27	S9°16'03"E	50.69'
T28	S2°08'17"W	76.70'
T29	S3°50'58"W	33.51'
T30	S3°27'28"W	56.66'
T31	S0°25'09"E	235.49'
T32	S0°22'58"W	13.84'
T33	S12°14'54"W	54.57'
T34	S0°37'05"E	85.96'
T35	S0°12'06"E	320.72'
T36	S0°01'11"W	325.06'
T37	S0°24'07"E	201.62'
T38	N89°32'43"E	6.50'
T39	S89°37'54"E	262.99'
T40	N80°11'28"W	101.98'
T41	S88°29'56"W	279.00'

VSS LIMITED PARTNERSHIP
VOL. 4070, PG. 1076
D.R.C.C.T.

VSS LIMITED PARTNERSHIP
VOL. 4070, PG. 1092
D.R.C.C.T.

WALTER R. SAIGLING
DOC. NO. 1997020300084070
O.P.R.C.C.T.

JOHNNIE FRED ROBINSON,
BEVERLY LYNN LATHAM AND
DEBBIE CAROLYN LONG
DOC. NO. 94-0012199
O.P.R.C.C.T.

RONALD WILLIAM LEEPER AND
DIANE INEZ SHARP
DOC. NO. 2000721000769450
O.P.R.C.C.T.

RAFIQ & MALIK FAMILY
LIMITED PARTNERSHIP
DOC. NO. 20150529000626560
O.P.R.C.C.T.

QUAD SQUAD INVESTMENTS LLC
DOC. NO. 2015100900128940
O.P.R.C.C.T.

NVI INVESTMENTS LLC
DOC. NO. 20160805001017090
O.P.R.C.C.T.

SGMP REALTY ASSOCIATES LLC
DOC. NO. 20171214001648740
O.P.R.C.C.T.

THE GRAYROCK CORPORATION
VOL. 4479, PG. 2103
D.R.C.C.T.

KASARLA, LLC AND
SPANDAN INC
DOC. NO. 20210111000462610
O.P.R.C.C.T.

ROBERT R. VARNER, JR.
DOC. NO. 20040106000023630
O.P.R.C.C.T.

ROBERT R. VARNER, JR.
DOC. NO. 20050107000035560
O.P.R.C.C.T.

SAMUEL E. LEWIS & WIFE, ELIZABETH J. LEWIS
DOC. NO. 96-0010626
O.P.R.C.C.T.

CB-MERRELL ROAD, LIMITED
DOC. NO. 20160216000178090
O.P.R.C.C.T.

LANG C. SEARCY SURVEY, ABSTRACT NO. 816
THOMAS STALLCUP SURVEY, ABSTRACT NO. 846

CLP MANAGEMENT, INC.
DOC. NO. 2017020700168970
O.P.R.C.C.T.

THE MAHAR FAMILY LIVING TRUST
DOC. NO. 20191204001544070
O.P.R.C.C.T.

HARLAN D. STAUFFER & SUSAN L. STAUFFER,
CO-TRUSTEES OF
THE STAUFFER FAMILY TRUST
DOC. NO. 20140516000488540
O.P.R.C.C.T.

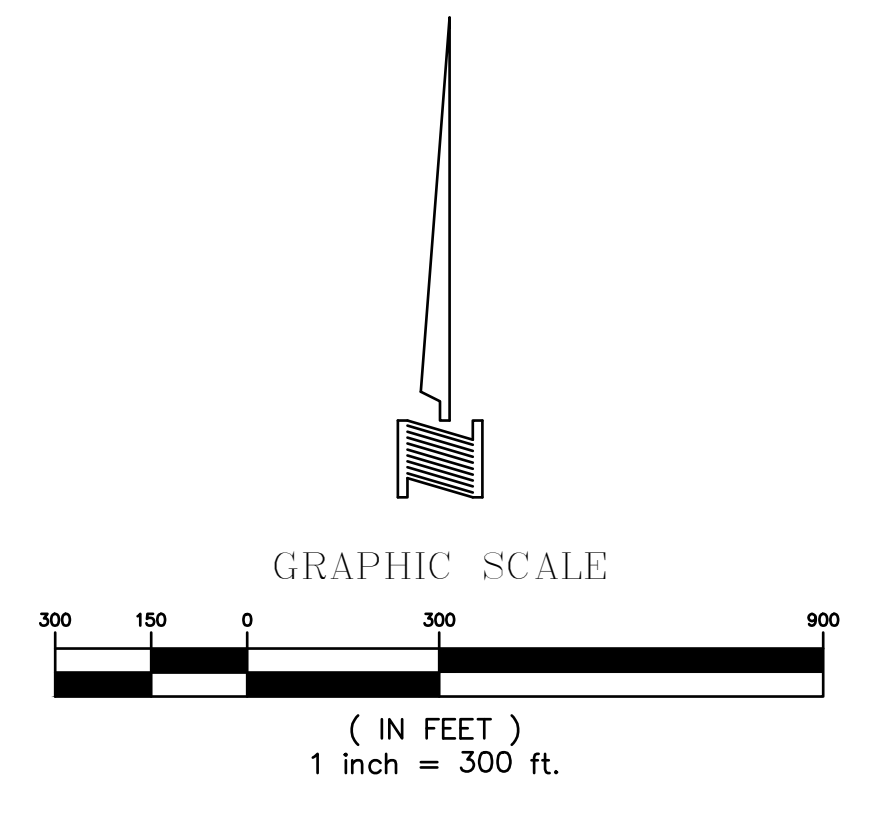
M. S. FAMILY LIMITED PARTNERSHIP
DOC. NO. 20100823000877020
O.P.R.C.C.T.

TRACT 1
SINGLE FAMILY RESIDENTIAL
SF5
±399.5 ACRES

TRACT 3
TOWNHOME
TH
±16.5 ACRES

TRACT 4
MODERATE DENSITY
MULTI-FAMILY
MF-3
±38.4 ACRES

TRACT 2
NEIGHBORHOOD
COMMERCIAL
C2
±7.1 ACRES



LEGAL DESCRIPTION
461.518 ACRES

BEING a tract of land situation in the C.A. BURNS SURVEY, ABSTRACT NO. 109, the S.W. CASH SURVEY, ABSTRACT NO. 237, the BENJAMIN THAYER SURVEY, ABSTRACT NO. 915, and the COLEMAN WATSON SURVEY, ABSTRACT NO. 945, City of Celina, Collin County, Texas and being all of those tracts of land conveyed in Deeds to Franklin Investment Company, according to the documents of record in Volume 4184, Page 1238, Volume 5049, Pg. 4489, Volume 5519, Pg. 5995, Volume 5519, Page 6002 and Volume 5519, Page 6009, Deed Records, Collin County, Texas, and being all of that tract of land conveyed in Deed to Robinson 83 Partners L.P., according to the document of record filed in Document 20140708000703540, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at the common most easterly northeast corner of said Franklin Investment Company tracts and the northwest corner of that tract of land conveyed in Deed to M S Family Limited Partnership, according to the document of record filed in Document Number 20100823000877020, Official Public Records, Collin County, Texas;

THENCE S 00° 03' 49" E, a distance of 1,534.51 feet;
THENCE S 88° 29' 56" W, a distance of 1,643.09 feet;
THENCE N 80° 11' 28" W, a distance of 101.98 feet;
THENCE S 88° 29' 56" W, a distance of 279.00 feet to a point in the approximate centerline of an existing creek;
THENCE With the approximate centerline of said existing creek, the following courses and distances:

- N 38° 00' 11" E, a distance of 709.90 feet;
- N 30° 59' 49" W, a distance of 280.00 feet;
- N 72° 59' 49" W, a distance of 666.40 feet;
- N 14° 00' 11" E, a distance of 469.00 feet;
- N 62° 59' 49" W, a distance of 530.00 feet;
- N 10° 30' 11" E, a distance of 164.50 feet;
- N 39° 29' 49" W, a distance of 575.00 feet;
- N 83° 15' 11" E, a distance of 276.20 feet;
- N 05° 30' 11" E, a distance of 348.00 feet;
- N 03° 15' 42" E, a distance of 77.74 feet;
- N 30° 59' 41" E, a distance of 140.90 feet;
- N 43° 27' 39" W, a distance of 145.78 feet;
- N 09° 14' 21" E, a distance of 247.40 feet;
- N 23° 01' 17" W, a distance of 73.42 feet;
- N 85° 20' 14" W, a distance of 316.43 feet;
- N 50° 58' 19" W, a distance of 117.15 feet;
- N 05° 13' 53" E, a distance of 95.53 feet;
- N 32° 24' 04" E, a distance of 155.32 feet;
- N 04° 39' 46" E, a distance of 316.43 feet;
- N 30° 39' 07" E, a distance of 105.48 feet;
- N 47° 53' 55" W, a distance of 95.53 feet;
- S 82° 38' 26" W, a distance of 130.86 feet;
- N 64° 12' 45" W, a distance of 89.44 feet;
- N 30° 55' 08" W, a distance of 179.23 feet;
- N 30° 29' 10" E, a distance of 163.78 feet;
- N 44° 13' 21" E, a distance of 141.42 feet;
- N 07° 23' 27" W, a distance of 347.31 feet;
- N 38° 08' 28" W, a distance of 624.95 feet;
- THENCE S 89° 50' 15" E, a distance of 685.52 feet;
- THENCE N 00° 05' 59" W, a distance of 1,052.29 feet;
- THENCE N 00° 56' 03" W, a distance of 1,445.36 feet;
- THENCE N 89° 31' 11" E, a distance of 2,645.07 feet;
- THENCE S 00° 38' 05" E, a distance of 1,357.64 feet;
- THENCE S 00° 56' 00" E, a distance of 1,275.74 feet;
- THENCE S 89° 32' 43" W, a distance of 7.00 feet;
- THENCE S 00° 36' 37" E, a distance of 229.35 feet;
- THENCE S 00° 29' 57" E, a distance of 194.25 feet;
- THENCE S 00° 41' 03" E, a distance of 273.77 feet;
- THENCE S 00° 31' 03" E, a distance of 410.28 feet;
- THENCE S 00° 58' 11" E, a distance of 182.35 feet;
- THENCE S 00° 47' 03" E, a distance of 241.30 feet;
- THENCE S 09° 16' 03" E, a distance of 50.69 feet;
- THENCE S 02° 08' 17" W, a distance of 76.70 feet;
- THENCE S 03° 50' 58" W, a distance of 33.51 feet;
- THENCE S 03° 27' 28" W, a distance of 56.66 feet;
- THENCE S 00° 25' 09" E, a distance of 235.49 feet;
- THENCE S 00° 22' 58" W, a distance of 13.84 feet;
- THENCE S 12° 14' 54" W, a distance of 54.57 feet;
- THENCE S 00° 37' 05" E, a distance of 85.96 feet;
- THENCE S 00° 12' 06" E, a distance of 320.72 feet;
- THENCE S 00° 01' 11" W, a distance of 325.06 feet;
- THENCE S 00° 24' 07" E, a distance of 201.62 feet;
- THENCE N 89° 32' 43" E, a distance of 6.50 feet;
- THENCE S 00° 33' 25" E, a distance of 516.78 feet;
- THENCE S 00° 41' 45" E, a distance of 155.28 feet;
- THENCE S 89° 37' 54" E, a distance of 262.99 feet to the POINT OF BEGINNING, and containing 461.518 acres of land, more or less.

GROSS ACRE = ±461.5

ZONING EXHIBIT A
STOVER CREEK

BEING 461.5 ACRES IN THE
C.A. BURNS SURVEY, ABSTRACT NO. 109
BENJAMIN THAYER SURVEY, ABSTRACT NO. 915 &
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

FEBRUARY 23, 2021 SCALE: 1" = 300'
ENGINEER / PLANNER

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

CONTACT: AARON HUNSAKER