

# LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W. HEMPHILL SURVEY, ABSTRACT NO. 780, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 4R1, BLOCK C, ELDORADO PARK ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, RECORDED IN CABINET R, PAGE 219, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT), LESS THAT PORTION THEREOF CONVEYED TO THE STATE OF TEXAS, FOR RIGHT-OF-WAY PURPOSES, RECORDED IN DOCUMENT NO. 20150624000759760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), WITH THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY 75, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY (ALSO KNOWN AS CENTRAL EXPRESSWAY), WITH THE NORTH LINE OF CRAIG DRIVE, A 60-FOOT PUBLIC RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION; THENCE ALONG THE NORTH AND EAST LINE OF CRAIG DRIVE, THE FOLLOWING:

N 73°22'55" W, 77.13 FEET;  
A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 100°23'16", A RADIUS OF 620.00 FEET, A CHORD OF N 23°11'17" W - 952.59 FEET, AN ARC LENGTH OF 1086.30 FEET TO AN "X" FOUND IN CONCRETE;

N 27°00'22" E, 334.45 FEET;  
AND TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°25'19", A RADIUS OF 1430.00 FEET, A CHORD OF N 26°17'43" E - 35.49 FEET, AN ARC LENGTH OF 35.49 FEET TO A POINT BEING THE INTERSECTION OF CRAIG DRIVE WITH THE CENTERLINE OF A 60-FOOT WIDE FIRELANE, MUTUAL ACCESS, AND UTILITY EASEMENT, CREATED BY PLAT, RECORDED IN CABINET P, PAGE 780 PRCT;

THENCE ALONG THE CENTERLINE THEREOF, THE FOLLOWING:  
S 62°59'38" E, 30.00 FEET TO AN "X" FOUND IN CONCRETE;

A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°05'57", A RADIUS OF 450.00 FEET, A CHORD OF S 53°26'41" E - 149.31 FEET, AN ARC LENGTH OF 150.00 FEET TO AN "X" FOUND IN CONCRETE;

S 43°53'43" E, 333.09 FEET TO AN "X" FOUND IN CONCRETE;

A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°03'37", A RADIUS OF 250.00 FEET, A CHORD OF S 60°25'33" E - 142.26 FEET, AN ARC LENGTH OF 142.26 FEET TO AN "X" FOUND IN CONCRETE;  
AND S 76°57'23" E, 18.68 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION;

THENCE S 14°45'30" W, 154.28 FEET ALONG THE WEST LINE THEREOF;  
THENCE S 19°57'40" W, 690.31 FEET CONTINUING ALONG THE WEST LINE OF SAID DEDICATION TO THE POINT OF BEGINNING WITH THE SUBJECT TRACT CONTAINING 583,001 SQUARE FEET OR 13.364 ACRES OF LAND.

A=100°23'16"  
R=620.00'  
CH=N 23°11'17" W  
CH L=952.59'  
ARC L=1086.30'

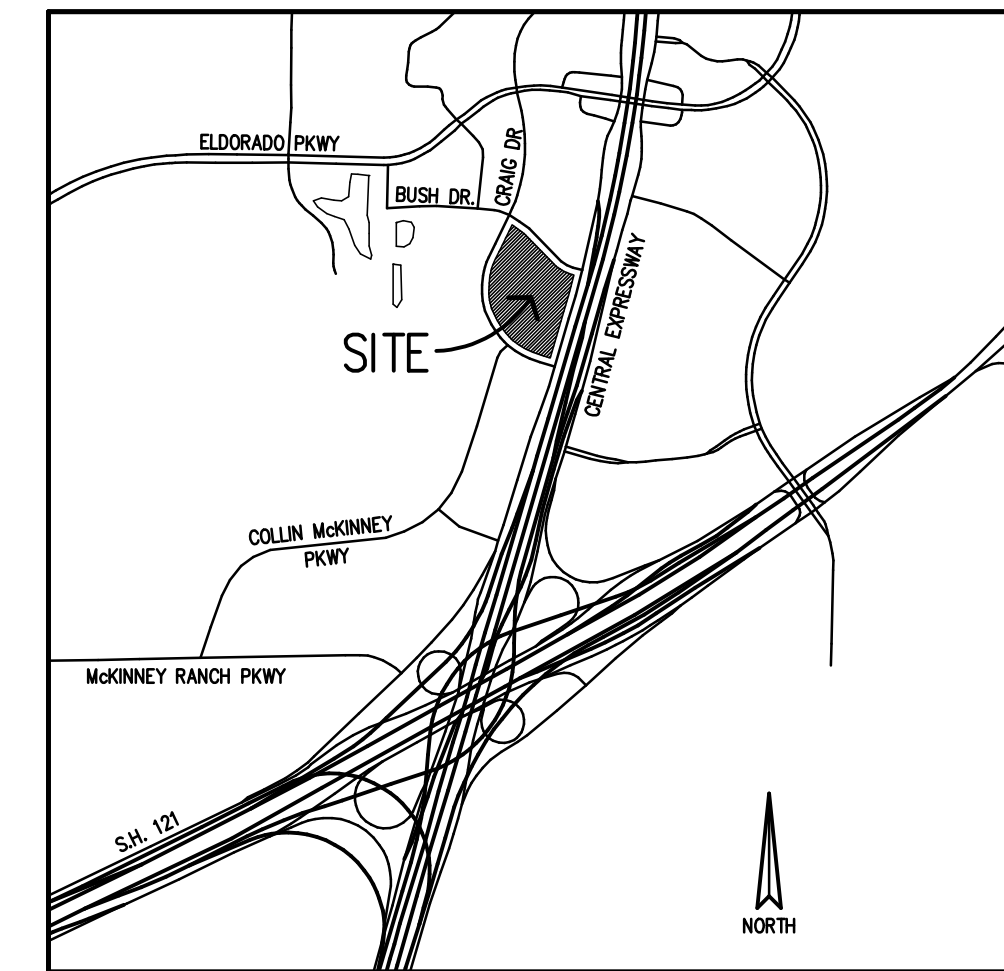
A=01°25'19"  
R=1430.00'  
CH=N 26°17'43" E  
CH L=35.49'  
ARC L=35.49'

A=19°05'57"  
R=450.00'  
CH=S 53°26'41" E  
CH L=149.31'  
ARC L=150.00'

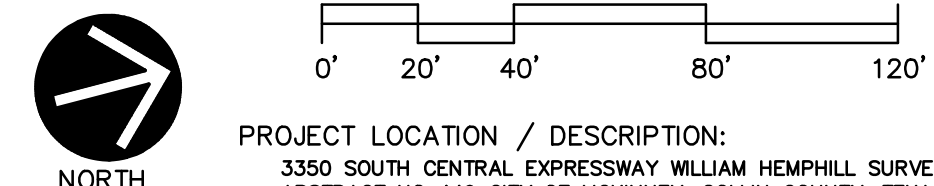
A=33°03'37"  
R=250.00'  
CH=S 60°25'33" E  
CH L=142.26'  
ARC L=142.25'

### LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MR	MANHOLE
GM	GAS METER
TCS	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
OHL	O.H. POWER LINE
U/G TELE	U/G TELEPHONE LINE
WATER	U/G WATER LINE
U/G GAS	U/G GAS LINE
---	FENCE
(C.M.) SIR	CONTROLLING MONUMENT 5/8-INCH IRON ROD WITH POGUE ENG & DEV CAP SET
---	FIRE LANE, EXISTING
---	FIRE LANE, NEW



VICINITY MAP NOT TO SCALE



**SUP Exhibit**

PROJECT LOCATION / DESCRIPTION:  
3350 SOUTH CENTRAL EXPRESSWAY WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS LOT 4R1, BLOCK C, ELDORADO PARK ADDITION

<p>APPLICANT MR. RICK FERRARA GENSLER 5005 GREENVILLE AVENUE DALLAS, TEXAS 75206 (214)334-7484 PHONE</p>	<p>OWNER PAT LOBB TOYOTA PAT LOBB TOYOTA 3350 SOUTH CENTRAL EXPRESSWAY MCKINNEY, TEXAS 75070 (214)334-8696 PHONE</p>	<p>PROJECT INFORMATION MR. PAT LOBB PAT LOBB TOYOTA CENTER EXPANSION BLOCK C, LOT 4R1, ELDORADO PARK ADDITION CITY OF MCKINNEY, TEXAS 75070 WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 449 PROPOSED USE: CAR DEALER ZONING: PD-1589 BASE BG</p>
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U. S. HIGHWAY NO. 75 (NORTH CENTRAL EXPRESSWAY)  
(VARIABLE WIDTH R.O.W.)

SOUTHBOUND SERVICE ROAD

COLLIN MCKINNEY PARKWAY  
(60' R.O.W.)

CRAIG DRIVE  
(60' R.O.W.)

BUSH DRIVE  
(60' R.O.W.)

BUSH DRIVE  
(PRIVATE DRIVE)

LOT 4R1, BLOCK C  
ELDORADO PARK ADDITION  
(CAB. R, PG. 219)

EXISTING TWO-STORY BUILDING

PROPOSED ONE-STORY BUILDING  
23,950 SF

SERVICE DRIVE

EXISTING ONE-STORY BUILDING

FIRE RISER ROOM

CARWASH

LOADING

N 73°22'55" W 77.13'

S 16°51'40" W 690.31'

S 14°45'30" W 154.28'

S 76°57'23" E 18.68'

S 43°53'43" E 333.09'

N 27°00'22" E 334.45'