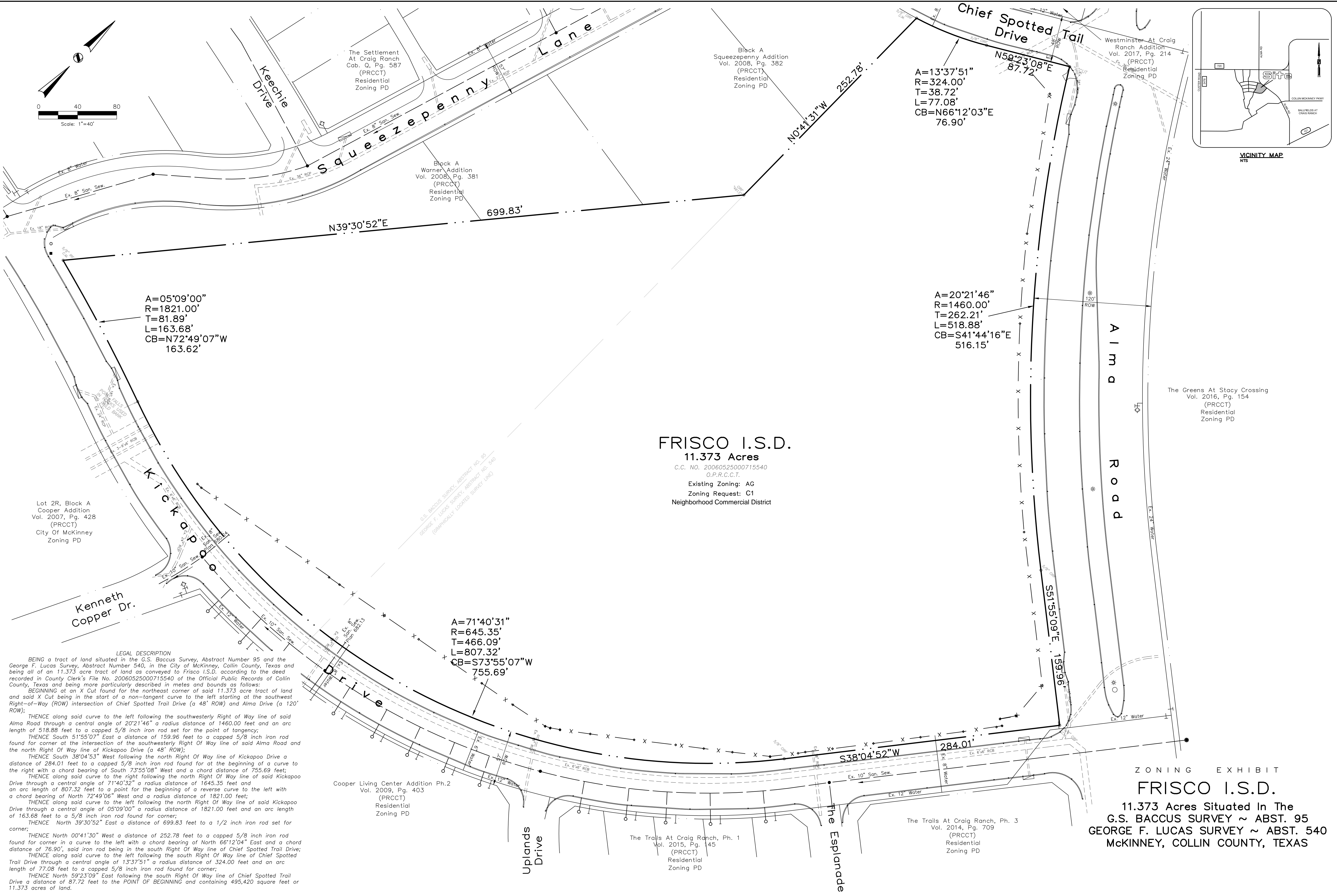


VICINITY MAP
NTS



Lot 2R, Block A
Cooper Addition
Vol. 2007, Pg. 428
(PRCCT)
City Of McKinney
Zoning PD

A=05°09'00"
R=1821.00'
T=81.89'
L=163.68'
CB=N72°49'07"W
163.62'

A=71°40'31"
R=645.35'
T=466.09'
L=807.32'
CB=S73°55'07"W
755.69'

A=13°37'51"
R=324.00'
T=38.72'
L=77.08'
CB=N66°12'03"E
76.90'

A=20°21'46"
R=1460.00'
T=262.21'
L=518.88'
CB=S41°44'16"E
516.15'

FRISCO I.S.D.
11.373 Acres
C.C. NO. 20060525000715540
O.P.R.C.C.T.
Existing Zoning: AG
Zoning Request: C1
Neighborhood Commercial District

LEGAL DESCRIPTION
BEING a tract of land situated in the G.S. Baccus Survey, Abstract Number 95 and the George F. Lucas Survey, Abstract Number 540, in the City of McKinney, Collin County, Texas and being all of an 11.373 acre tract of land as conveyed to Frisco I.S.D. according to the deed recorded in County Clerk's File No. 20060525000715540 of the Official Public Records of Collin County, Texas and being more particularly described in metes and bounds as follows:
BEGINNING at an X Cut found for the northeast corner of said 11.373 acre tract of land and said X Cut being in the start of a non-tangent curve to the left starting at the southwest Right-of-Way (ROW) intersection of Chief Spotted Trail Drive (a 48' ROW) and Alma Drive (a 120' ROW);
THENCE along said curve to the left following the southwesterly Right of Way line of said Alma Road through a central angle of 20°21'46" a radius distance of 1460.00 feet and an arc length of 518.88 feet to a capped 5/8 inch iron rod set for the point of tangency;
THENCE South 51°55'07" East a distance of 159.96 feet to a capped 5/8 inch iron rod found for corner at the intersection of the southwesterly Right Of Way line of said Alma Road and the north Right Of Way line of Kickapoo Drive (a 48' ROW);
THENCE South 38°04'53" West following the north Right Of Way line of Kickapoo Drive a distance of 284.01 feet to a capped 5/8 inch iron rod found for at the beginning of a curve to the right with a chord bearing of South 73°55'08" West and a chord distance of 755.69 feet;
THENCE along said curve to the right following the north Right Of Way line of said Kickapoo Drive through a central angle of 71°40'32" a radius distance of 1645.35 feet and an arc length of 807.32 feet to a point for the beginning of a reverse curve to the left with a chord bearing of North 72°49'06" West and a radius distance of 1821.00 feet;
THENCE along said curve to the left following the north Right Of Way line of said Kickapoo Drive through a central angle of 05°09'00" a radius distance of 1821.00 feet and an arc length of 163.68 feet to a 5/8 inch iron rod found for corner;
THENCE North 39°30'52" East a distance of 699.83 feet to a 1/2 inch iron rod set for corner;
THENCE North 00°41'30" West a distance of 252.78 feet to a capped 5/8 inch iron rod found for corner in a curve to the left with a chord bearing of North 66°12'04" East and a chord distance of 76.90', said iron rod being in the south Right Of Way line of Chief Spotted Trail Drive;
THENCE along said curve to the left following the south Right Of Way line of Chief Spotted Trail Drive through a central angle of 13°37'51" a radius distance of 324.00 feet and an arc length of 77.08 feet to a capped 5/8 inch iron rod found for corner;
THENCE North 59°23'09" East following the south Right Of Way line of Chief Spotted Trail Drive a distance of 87.72 feet to the POINT OF BEGINNING and containing 495,420 square feet or 11.373 acres of land.

Cooper Living Center Addition Ph.2
Vol. 2009, Pg. 403
(PRCCT)
Residential
Zoning PD

The Trails At Craig Ranch, Ph. 1
Vol. 2015, Pg. 145
(PRCCT)
Residential
Zoning PD

The Trails At Craig Ranch, Ph. 3
Vol. 2014, Pg. 709
(PRCCT)
Residential
Zoning PD

The Greens At Stacy Crossing
Vol. 2016, Pg. 154
(PRCCT)
Residential
Zoning PD

ZONING EXHIBIT
FRISCO I.S.D.
11.373 Acres Situated In The
G.S. BACCUS SURVEY ~ ABST. 95
GEORGE F. LUCAS SURVEY ~ ABST. 540
MCKINNEY, COLLIN COUNTY, TEXAS