

ZONING DESCRIPTION

12.7349 ACRES

BEING a 12.7349 acres (554,730 square foot) tract of land situated in the T J McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas; said tract being all of Lot 1, Block A, Wilmeth Central Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20201006010003850 of the Official Public Records of Collin County, Texas; said tract being more particularly described as follows:

BEGINNING at a point at the east end of a right-of-way corner clip at the intersection of the south right-of-way line of Wilmeth Road (a variable width right-of-way) and the east right-of-way line of Community Avenue (a variable width right-of-way);

THENCE North 89°46'48" East, along the said south line of Wilmeth Road, a distance of 434.57 feet to a point for corner; said point being the northeast corner of said Lot 1;

THENCE South 04°14'44" East, departing the said south line of Wilmeth Road and along the east line of said Lot 1, a distance of 414.65 feet to a point for corner at the beginning of a tangent curve to the right with a radius of 1,639.02 feet, a central angle of 17°30'11", and a chord bearing and distance of South 04°30'22" West, 498.75 feet;

THENCE in a westerly direction, continuing along the said west line of Lot 1 and with said tangent curve to the right, an arc distance of 500.70 feet to a point for corner at the beginning of a reverse curve to the left with a radius of 260.98 feet, a central angle of 38°34'00", and a chord bearing and distance of South 06°01'33" East, 172.37 feet;

THENCE in an easterly direction, continuing along the said east line of Lot 1 and with said reverse curve to the left, an arc distance of 175.67 feet to a point for corner; said point being the southeast corner of said Lot 1;

THENCE North 87°52'35" West, along the said south line of Lot 1, a distance of 646.85 feet to a point for corner in the said east line of Community Avenue; said point being the beginning of a non-tangent curve to the left with a radius of 790.00 feet, a central angle of 36°22'45", and a chord bearing and distance of North 17°58'11" East, 493.22 feet;

THENCE along the said east line of Community Avenue, the following five (5) calls:

In a westerly direction, with said non-tangent curve to the left, an arc distance of 501.60 feet to a point for corner;

North 00°13'12" West, a distance of 130.39 feet to a point for corner;

North 03°45'11" East, a distance of 152.92 feet to a point for corner;

North 00°06'18" East, a distance of 264.21 feet to a point for corner at the south end of said corner clip;

North 44°56'33" East, along the southeast line of said corner clip, a distance of 56.73 feet to the **POINT OF BEGINNING** and containing 554,730 square feet or 12.7349 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING DESCRIPTION
WILMETH CENTRAL ADDITION
LOT 1, BLOCK A
12.7349 ACRES
T J MCDONALD SURVEY,
ABSTRACT NO. 576
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

[Handwritten Signature]
9/17/21

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