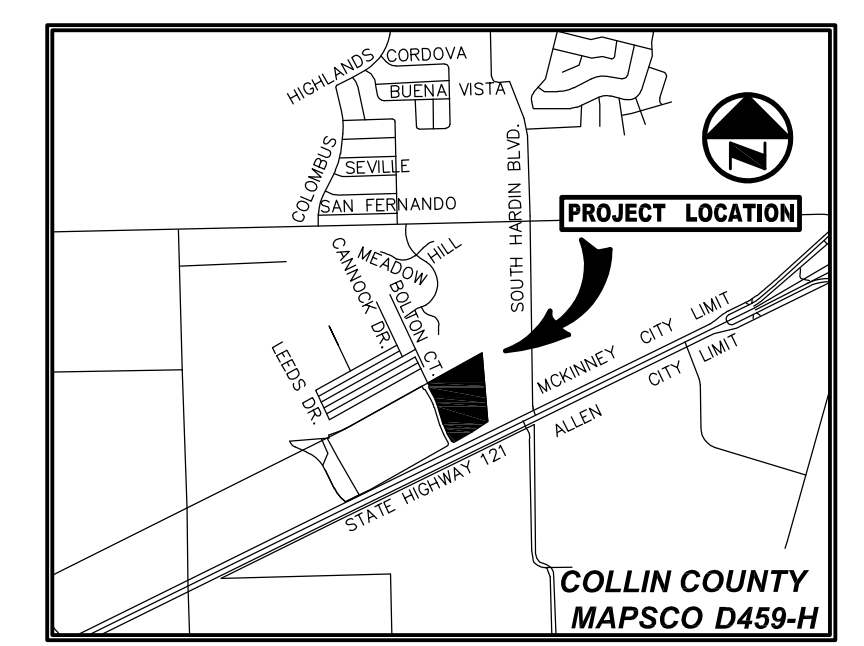
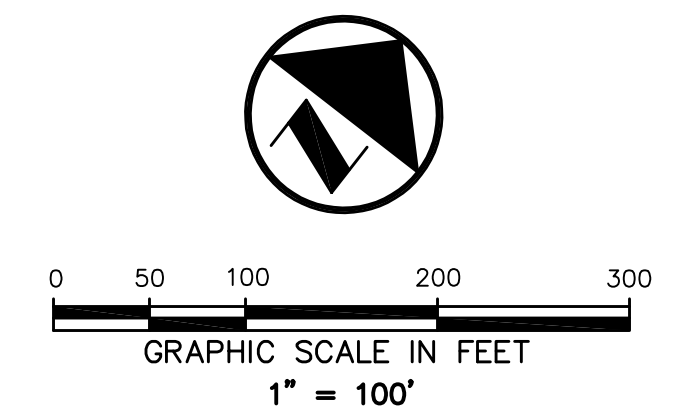


ROANOKE MANOR, L.L.C.
(INST. NO. 2004-0105364)
EXISTING ZONING: C-3

TRACT 2
21.933 ACRES
(955,402 SF)
ROANOKE MANOR, L.L.C.
(INST. NO. 2004-0105364)
EXISTING ZONING: PD
PROPOSED ZONING: C-3

WILCOX FAMILY PARTNERST, LTD.
(INST. NO. 20170531000698490)
EXISTING ZONING: PD



VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- P.O.B.** POINT OF BEGINNING
 - PROPERTY LINE
 - POINT FOR CORNER (UNLESS OTHERWISE NOTED)

DESCRIPTION OF PROPERTY

TRACT 2:
DESCRIPTION, of a 21.933 acre tract of land situated in the George Fitzhugh Survey, Abstract Number 321 and the Esom Harris Survey, Abstract Number 400, Collin County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Roanoke Manor, L.L.C. recorded in Instrument No. 2004-0105364 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:
BEGINNING, at the southeast end of a corner-clip at the intersection of the northwest right-of-way line of State Highway 121 (a variable width public right-of-way) and the northeast right-of-way line of Tina Drive (a variable width public right-of-way).
THENCE, in a northwesterly direction, departing the said northwest line of State Highway 121 and along the said northeast line of Tina Drive, the following ten (10) calls:
North 70 degrees, 13 minutes, 44 seconds West, a distance of 42.33 feet to a 5/8-inch iron rod found for corner;
North 25 degrees, 02 minutes, 49 seconds West, a distance of 169.81 feet to a 5/8-inch iron rod found for the beginning of a tangent curve to the right;
Along said curve to the right, having a central angle of 12 degrees, 25 minutes, 25 seconds, a radius of 720.00 feet, a chord bearing and distance of North 18 degrees, 50 minutes, 06 seconds West, 155.81 feet, an arc distance of 156.12 feet to a 5/8-inch iron rod found for the end said curve;
North 12 degrees, 37 minutes, 24 seconds West, a distance of 315.22 feet to a 5/8-inch iron rod found for the beginning of a tangent curve to the left;
Along said curve to the left, having a central angle of 04 degrees, 47 minutes, 00 seconds, a radius of 780.00 feet, a chord bearing and distance of North 15 degrees, 00 minutes, 54 seconds West, 65.10 feet, an arc distance of 65.12 feet to a 5/8-inch iron rod found for the end of said curve;
North 17 degrees, 24 minutes, 26 seconds West, a distance of 89.69 feet to a 5/8-inch iron rod found for corner;
North 25 degrees, 02 minutes, 49 seconds West, a distance of 203.08 feet to a 5/8-inch iron rod found for corner;
North 19 degrees, 57 minutes, 11 seconds East, a distance of 21.21 feet to a point for corner;
North 64 degrees, 57 minutes, 11 seconds East, a distance of 5.50 feet to a 5/8-inch iron rod found for corner;
North 25 degrees, 02 minutes, 49 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod found for corner at the intersection of the said northeast line of Tina Drive and the southeast right-of-way line of Collin McKinney Parkway (a variable width public right-of-way);

THENCE, North 64 degrees, 57 minutes, 11 seconds East, along the said southeast line of Collin McKinney Parkway a distance of 1,054.84 feet to a 5/8-inch iron rod with "KHA" cap found for corner; said point being in the southwest line of that certain tract of land described in Special Warranty Deed to Wilcox Family Partners, Ltd. recorded in Instrument No. 20170531000698490 of the said Official Public Records; and being on the north end of the east terminus of said Collin McKinney Parkway;
THENCE, South 00 degrees, 43 minutes, 07 seconds East, departing said Collin McKinney Parkway and along the said southwest line of said Wilcox Family Partners, Ltd. tract, a distance of 1,169.63 feet to a 1/2-inch iron rod found (disturbed) for corner in the said northwest line of State Highway 121; said point being the southwest corner of said Wilcox Family Partners, Ltd tract;
THENCE, in a southwesterly direction along the said northwest line of State Highway 121, the following two (2) calls:
South 60 degrees, 25 minutes, 15 seconds West, a distance of 324.28 feet to a 3-inch brass disk stamped with "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;
South 64 degrees, 36 minutes, 50 seconds West, a distance of 348.15 feet to the POINT OF BEGINNING.
CONTAINING: 21.933 acres or 955,402 square feet of land, more or less.

ZONING EXHIBIT

TRACT 2 - 21.933 ACRES
LOCATED IN THE CITY OF MCKINNEY, TEXAS
AND BEING OUT OF THE
GEORGE FITZHUGH SURVEY, ABSTRACT NO. 321 AND
ESOM HARRIS SURVEY, ABSTRACT 400,
COLLIN COUNTY, TEXAS

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY JEP	CHECKED BY EMZ	SCALE 1"=100'	DATE 10/06/2021	JOB NUMBER 3995-19.631
-----------------	-------------------	------------------	--------------------	---------------------------

10/6/2021 2:22 PM
 L:\MKTG\PROJECTS\2021\10-06-21\ZONING EXHIBIT.DWG

ROANOKE MANOR - ZONING EXHIBIT