

**LEGAL DESCRIPTION  
STONE HOLLOW PHASE FIVE  
ZONING  
13.097 ACRES**

**BEING** a tract of land situated in the GEORGE HERNDON SURVEY, ABSTRACT NO. 390, City of McKinney, Collin County, Texas and being part of that tract of land described in Deed to Standard Pacific of Texas, Inc., as recorded in Document No. 20111220001374230, Deed Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found in the common north line of said Standard Pacific of Texas, Inc. tract and south line of Lot 1R, Block A of CITY OF MCKINNEY PARK, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Cabinet P, Page 617, Map Records, Collin County, Texas for the northeast corner of Lot 17, Block Y of STONE HOLLOW, PHASE TWO, an Addition to the City of McKinney, Collin County, Texas according to the Plat thereof recorded in Document NO. 20130614010001780, Map Records, Collin County, Texas;

**THENCE** North 89 degrees 28 minutes 31 seconds East, with said common line, a distance of 428.39 feet to a point for corner;

**THENCE** South 18 degrees 25 minutes 08 seconds West, leaving said common line, a distance of 51.18 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 15 degrees 32 minutes 58 seconds, a radius of 893.00 feet and a chord bearing and distance of South 63 degrees 48 minutes 23 seconds East, 241.61 feet;

**THENCE** Southeasterly, with said curve to the right, an arc distance of 242.35 feet to a point for corner;

**THENCE** South 56 degrees 01 minutes 54 seconds East, a distance of 82.35 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 20 degrees 32 minutes 07 seconds, a radius of 347.00 feet and a chord bearing and distance of South 19 degrees 54 minutes 45 seconds West, 123.70 feet;

**THENCE** Southerly, with said curve to the right, an arc distance of 124.37 feet to a point for corner;

**THENCE** South 33 degrees 58 minutes 51 seconds West, a distance of 46.00 feet to a point for corner;

**THENCE** South 39 degrees 01 minutes 55 seconds West, a distance of 245.95 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 21 degrees

04 minutes 28 seconds, a radius of 47.49 feet and a chord bearing and distance of North 69 degrees 21 minutes 49 seconds West, 17.37 feet;

**THENCE** Westerly, with said curve to the right, an arc distance of 17.47 feet to a point for corner;

**THENCE** North 58 degrees 52 minutes 50 seconds West, a distance of 19.05 feet to a point for corner;

**THENCE** North 54 degrees 10 minutes 50 seconds West, a distance of 7.66 feet to a point for corner;

**THENCE** South 35 degrees 43 minutes 03 seconds West, a distance of 60.00 feet to a point for corner;

**THENCE** South 54 degrees 10 minutes 12 seconds East, a distance of 7.66 feet to a point for corner;

**THENCE** South 46 degrees 03 minutes 13 seconds East, a distance of 12.93 feet to a point for corner at the beginning of a curve to the right having a central angle of 23 degrees 49 minutes 45 seconds, a radius of 48.00 feet and a chord bearing and distance of South 34 degrees 08 minutes 20 seconds East, 19.82 feet;

**THENCE** Southeasterly, with said curve to the right, an arc distance of 19.96 feet to a point for corner;

**THENCE** South 39 degrees 03 minutes 06 seconds West, a distance of 233.52 feet to a point for corner;

**THENCE** North 55 degrees 14 minutes 00 seconds West, a distance of 3.64 feet to a point for corner;

**THENCE** South 34 degrees 31 minutes 11 seconds West, a distance of 46.00 feet to a point for corner;

**THENCE** South 39 degrees 03 minutes 06 seconds West, a distance of 120.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for the northeast corner of Lot 7, Block H of the above mentioned STONE HOLLOW, PHASE TWO Addition, said point being at the beginning of a non-tangent curve to the left having a central angle of 32 degrees 54 minutes 02 seconds, a radius of 257.00 feet and a chord bearing and distance of North 74 degrees 03 minutes 17 seconds West, 145.56 feet;

**THENCE** with the north and east lines of said STONE HOLLOW, PHASE TWO Addition, the following twenty-four (24) courses and distances:

Westerly, with said curve to the left, an arc distance of 147.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

South 89 degrees 29 minutes 42 seconds West, a distance of 333.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found in the east line of Caribou Trail, a 46 foot right-of-way, for the northwest corner of Lot 11, Block H of said STONE HOLLOW, PHASE TWO Addition;

South 83 degrees 51 minutes 13 seconds West, leaving said east line, a distance of 46.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner in the west line of said Caribou Trail, said point being at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 46 minutes 21 seconds, a radius of 846.00 feet and a chord bearing and distance of South 06 degrees 31 minutes 57 seconds East, 11.40 feet;

Southerly, with said west line and said curve to the left, an arc distance of 11.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for the northeast corner of Lot 18, Block I of said STONE HOLLOW, PHASE TWO Addition;

South 70 degrees 22 minutes 22 seconds West, leaving said west line, a distance of 133.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for the southeast corner of Lot 1, Block I of said STONE HOLLOW, PHASE TWO Addition;

North 00 degrees 16 minutes 39 seconds West, a distance of 210.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a curve to the right having a central angle of 09 degrees 42 minutes 01 seconds, a radius of 211.91 feet and a chord bearing and distance of North 04 degrees 34 minutes 21 seconds East, 35.83 feet;

Northerly, with said curve to the right, an arc distance of 35.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a reverse curve to the left having a central angle of 09 degrees 22 minutes 01 seconds, a radius of 487.80 feet and a chord bearing and distance of North 04 degrees 44 minutes 21 seconds East, 79.66 feet;

Northerly, with said curve to the left, an arc distance of 79.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for the northeast corner of Lot 5, Block I of said STONE HOLLOW, PHASE TWO Addition;

North 78 degrees 59 minutes 15 seconds East, a distance of 70.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the beginning of a curve to the right having a central angle of 10 degrees 30 minutes 27 seconds, a radius of 400.00 feet and a chord bearing and distance of North 84 degrees 14 minutes 29 seconds East, 73.25 feet;

Easterly, with said curve to the right, an arc distance of 73.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

North 89 degrees 30 minutes 41 seconds East, a distance of 247.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found in the west line of Cibola Lane, a 46 foot right-of-way, for the southeast corner of Lot 11, Block I of said STONE HOLLOW, PHASE TWO Addition;

North 89 degrees 29 minutes 42 seconds East, leaving said west line, a distance of 46.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner in the east line of said Cibola Lane;

North 00 degrees 30 minutes 18 seconds West, with said east line, a distance of 110.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for the south end of a corner clip;

North 44 degrees 29 minutes 42 seconds East, with said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found in the south line of Joshua Tree Trail, a 60 foot right-of-way, for the north end of said corner clip;

North 89 degrees 29 minutes 42 seconds East, with said south line, a distance of 45.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

North 00 degrees 30 minutes 18 seconds West, leaving said south line, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner in the north line of said Joshua Tree Trail;

South 89 degrees 29 minutes 42 seconds West, with said north line, a distance of 45.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the south end of a corner clip;

North 45 degrees 30 minutes 18 seconds West, with said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner in the east line of the above mentioned Cibola Lane at the north end of said corner clip;

North 00 degrees 30 minutes 18 seconds West, with said east line, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner at the south end of a corner clip;

North 44 degrees 29 minutes 42 seconds East, with said corner clip, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner in the south lien of Los Padres Place, a 46 foot right-of-way, at the north end of said corner clip;

North 89 degrees 29 minutes 42 seconds East, with said south line, a distance of 54.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner;

North 00 degrees 30 minutes 18 seconds West, leaving said south line, a distance of 46.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for corner in the north line of said Los Padres Place;

South 89 degrees 29 minutes 42 seconds West, with said north line, a distance of 35.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RDS INC." found for the southeast corner of the above mentioned Lot 17;

North 00 degrees 30 minutes 18 seconds West, leaving said north line, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 13.097 acres of land, more or less.