



**DESCRIPTION OF PROPERTY**

**TRACT 1:**  
**DESCRIPTION**, of a 45.590 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 southwest 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 southwest right-of-way line of Tina Drive (a variable width public right-of-way);  
**THENCE**, along the said northwest line of State Highway 121, the following two (2) calls:  
 South 64 degrees, 36 minutes, 50 seconds West, a distance of 1,492.73 feet to a 3-inch brass disk stamped with "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;  
 South 67 degrees, 58 minutes, 11 seconds West, a distance of 225.48 feet to a point for corner at the southeast corner of Lot 2, Block A, Roanoke Manor Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet 2009, Page 285 of the Official Public Records of Collin County, Texas; from said point a 5/8-inch iron rod found bears North 25 degrees, 09 minutes West, a distance of 0.2 feet;  
**THENCE**, in a northwesterly direction, departing the said northwest line of State Highway 121 and along the southeast line of said Lot 2, the following two (2) calls:  
 North 25 degrees, 31 minutes, 43 seconds West, a distance of 736.22 feet to a point for corner;  
 North 24 degrees, 31 minutes, 18 seconds West, a distance of 367.92 feet to a 5/8-inch iron rod found for corner in the south line of that certain tract of land described in Warranty Deed to Blackmon Ranch, Ltd. recorded in Volume 4071, Page 698 of the Deed Records of Collin County, Texas;  
**THENCE**, North 89 degrees, 19 minutes, 13 seconds East, along the said south line of Blackmon Ranch tract, a distance of 31.48 feet to a point for corner; said point being the southeast corner of said Blackmon Ranch tract; from said point a 5/8-inch iron rod found bears North 61 degrees, 34 minutes East, a distance of 0.2 feet;  
**THENCE**, North 00 degrees, 51 minutes, 19 seconds West, along the east line of said Blackmon Ranch tract, a distance of 47.17 feet to a 5/8-inch iron rod found for corner at the south end of the west terminus of Collin McKinney Parkway (a variable width public right-of-way); said point being the beginning of a non-tangent curve to the left;  
**THENCE**, in a northeasterly direction along the southeast line of said Collin McKinney Parkway, the following two (2) calls:  
 Along said curve to the left, having a central angle of 11 degrees, 53 minutes, 58 seconds, a radius of 2,000.00 feet, a chord bearing and distance of North 70 degrees, 54 minutes, 10 seconds East, 414.62 feet, an arc distance of 415.37 feet to a point at the end of said curve;  
 North 64 degrees, 57 minutes, 11 seconds East, a distance of 1,367.72 feet to a point for corner at the intersection of the said southeast line of Collin McKinney Parkway and the said southwest line of Tina Drive;

**THENCE**, departing the said southeast line of Collin McKinney Parkway, in a southeasterly direction along the said southwest line of Tina Drive, the following ten (10) calls:  
 South 25 degrees, 02 minutes, 49 seconds East, a distance of 60.00 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;  
 South 70 degrees, 02 minutes, 49 seconds East, a distance of 21.21 feet to a point for corner;  
 South 25 degrees, 02 minutes, 49 seconds East, a distance of 184.99 feet to a point for corner;  
 South 24 degrees, 14 minutes, 31 seconds East, a distance of 99.02 feet to a 5/8-inch iron rod found for the beginning of a non-tangent curve to the right;  
 Along said curve to the right, having a central angle of 04 degrees, 47 minutes, 00 seconds, a radius of 720.00 feet, a chord bearing and distance of South 15 degrees, 00 minutes, 55 seconds East, 60.09 feet, an arc distance of 60.11 feet to a 5/8-inch iron rod found for corner at the end of said curve;  
 South 12 degrees, 37 minutes, 24 seconds East, a distance of 315.22 feet to a 5/8-inch iron rod found for corner for the beginning of a tangent curve to the left;  
 Along said curve to the left, having a central angle of 12 degrees, 25 minutes, 25 seconds, a radius of 780.00 feet, a chord bearing and distance of South 18 degrees, 50 minutes, 07 seconds East, 168.80 feet, an arc distance of 169.13 feet to a 5/8-inch iron rod found at the end of said curve;  
 South 25 degrees, 02 minutes, 49 seconds East, a distance of 170.19 feet to a 5/8-inch iron rod found for corner;  
 South 19 degrees, 46 minutes, 13 seconds West, a distance of 42.55 feet to the POINT OF BEGINNING;

CONTAINING: 45.590 acres or 1,985,910 square feet of land, more or less.

**LEGEND**

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

**ZONING EXHIBIT**

**TRACT 1 - 45.590 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 RJK	SCALE 1"=100'	DATE 08/05/2020	JOB NUMBER 3995-19.631
-----------------	-------------------	------------------	--------------------	---------------------------

R/CCH  
8/5/2020 2:18 PM  
ZONING EXHIBIT.DWG

ROANOKE MANOR - ZONING EXHIBIT