

LOCATION MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION
 BEING that certain tract of land situated in the A.S. YOUNG SURVEY, ABSTRACT NUMBER 1037, and the J.J. NAUGLE SURVEY, ABSTRACT NUMBER 662, in the City of McKinney, Collin County, Texas, being part of Tract 4A described in Special Warranty Deed from STONEBRIDGE RANCH DEVELOPMENT CORPORATION, a Delaware Corporation, to WESTERRA STONEBRIDGE, L.P., a Delaware limited partnership, as filed for record under Clerk's File No. 96-0106740 of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGIN at a 1/2" capped iron rebar (PETSCH & ASSOC. INC.) found at the west corner of PARCEL 813A - PHASE I, according to the Final Boundary Plat thereof, as recorded in Cabinet K, Page 149 of the Plat Records of Collin County Texas, same being in the northeast line of UNITED AMERICAN INSURANCE CO., according to the Final Plat thereof, as recorded in Cabinet I, Page 788 of the Plat Records of Collin County, Texas;

THENCE N 34°42'01" W, along said northeast line of UNITED AMERICAN INSURANCE CO., a distance of 398.62 feet to a 1/2" capped iron rebar (HUTT-ZOLLARS) found at the north corner of said UNITED AMERICAN INSURANCE CO., same being the point of curvature of a curve having a central angle of 12°13'05", a radius of 1000.00 feet, and a tangent length of 107.03 feet;

THENCE in a northwesterly direction, along the arc of said curve to the right, a distance of 213.25 feet to a 1/2" capped iron rebar set at the point of tangency of said curve;

THENCE N 22°28'56" W, a distance of 649.38 feet to a 1/2" capped iron rebar set for corner in the south right-of-way line of Eldorado Parkway, according to the Record Plat of ELDORADO PARKWAY WEST, as recorded in Cabinet L, Page 574 of the Plat Records of Collin County, Texas;

THENCE in a northeasterly direction, along said south right-of-way line of Eldorado Parkway (120 feet wide), the following two (2) courses;

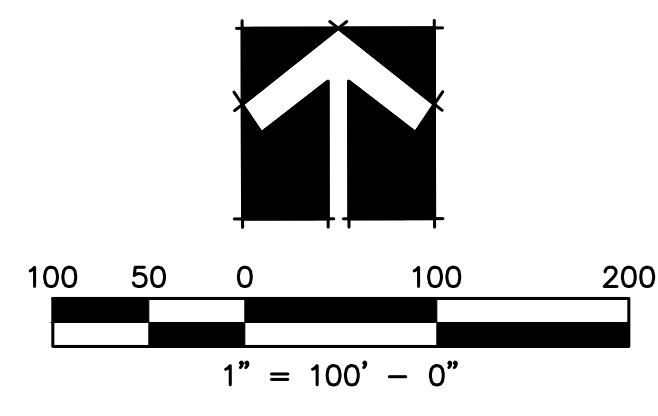
- 1) N 67°31'04" E, a distance of 547.45 feet to a 1/2" capped iron rebar set at the point of curvature of a curve having a central angle of 5°35'30", a radius of 1840.00 feet, and a tangent length of 89.86 feet;
- 2) Along the arc of said curve to the right, a distance of 179.57 feet to a 1/2" capped iron rebar set for corner;

THENCE S 23°18'53" E, departing said south right-of-way line of Eldorado Parkway, a distance of 894.71 feet to a 1/2" capped iron rebar set for corner;

THENCE S 56°24'45" E, a distance of 50.66 feet to a 1/2" capped iron rebar (PETSCH & ASSOC. INC.) found at the north corner aforesaid PARCEL 813A - PHASE I, same being the beginning of a non-tangent curve having a central angle of 25°10'30", a radius of 1670.50 feet, and a tangent length of 373.02 feet, from which a radial line bears N 59°51'07" W;

THENCE in a southwesterly direction, along the arc of said curve to the right and northwesterly line of said PARCEL 813A - PHASE I, a distance of 734.00 feet to the POINT OF BEGINNING, containing 18.818 acres of land, MORE OF LESS.

"This document was prepared under 22 TAC 663.23, 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 BOUNDARY
FOR ZONING CASE #17-030Z
EXPERIAN SITE**

18.818 ACRES OUT OF THE A.S. YOUNG SURVEY,
 ABSTRACT NO. 1037 AND THE J.J. NAUGLE SURVEY,
 ABSTRACT NO. 662
 PARCEL 813A, PHASE 2 CAB. L, PG. 576-577
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SOUTHBROOK INVESTMENTS, INC. **APPLICANT**
 15400 Knoll Trail Drive, Suite 230
 Dallas, Texas 75248 (972)960-9941
 Contact: Nick DiGiuseppe

EXPERIAN INFORMATION SOLUTIONS, INC. **OWNER**
 475 Anton Boulevard
 Costa Mesa, California 92626 (714)830-7403

JBI PARTNERS, INC. **PLANNER**
 16301 Quorum Drive, Suite 200 B
 Addison, Texas 75001 (972)248-7676
 Contact: Jerry Sylo
 TBPE No. F-438 TBPLS No. 10076000
 Resubmitted: February 13, 2017
 Submitted: January 30, 2017

LEGAL DESCRIPTION
 Parcel 813A, Phase II, an addition to the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in Cabinet L, Page 576-577, Map Records, Collin County, Texas.

ZONED: PD (WITH AN UNDERLYING ZONING OF O-2 PER ORDINANCE NO. 97-12-66)

PROPOSED ZONING: C2-LOCAL COMMERCIAL DISTRICT
 TH-TOWNHOME RESIDENTIAL DISTRICT

NOTE: WHEN DEVELOPED, TRACT 2 WILL BE ACCESSED BY A 60' ROW (37' PAVEMENT) STREET CONNECTING TO ELDORADO PARKWAY AND A SECONDARY EMERGENCY ACCESS TO THE "JOINT-USE" EASMENT AT THE SOUTHEAST CORNER OF TRACT 2. SPECIFIC LOCATIONS WILL BE DETERMINED AT PLATTING.