Legal Description

BEING a tract of land out of the Meredith Hart Survey, Abstract No. 371 in Collin County, Texas, and being all of the called 19.142 acre tract of land described as Tract 3-C and the called 135.991 acre tract of land described as Tract 3-D in deed to Addison G. Wilson, Jr., recorded in Volume 935, Page 590 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe found for the northeast corner of a called 19.142 acre tract of land described in deed to Addison G. Wilson, Jr., recorded in Volume 935, Page 590, Deed Records, Collin County, Texas, same being the southeast corner of a called 16.856 acre tract of land described in deed to Evelyn Wilson Cole, recorded in Volume 935, Page 605, Deed Records, Collin County, Texas from which a 1/2-inch iron pipe bears North 00°35'00" East, a distance of 547.18 feet, same being on the west right-of-way line of Farm to Market (F.M.) No. 543 (a variable width public right-of-way);

THENCE with said west right of way line, South 00°18'11" East, a distance of 617.16 feet to a 3/8-inch iron rod found for the northeast corner of a called 1.176 acre tract of land described in deed to George & Kathy Kreshavage, as recorded in Collin County Clerk's File No. 94-0059154, Official Public Records of Collin County, Texas;

THENCE leaving said west right-of-way line and along the common line of said 1.176 acre tract and said 19.142 acre tract, North 87°14'28" West, a distance of 278.25 feet to a 1/2-inch iron rod found on the south line of said 19.142 acre tract for the northwest corner of said 1.176 acre tract, same being the northeast corner of a called 135.991 acre tract of land described in deed to Addison Wilson, Jr., recorded in Volume 935, Page 590, Deed Records, Collin County, Texas;

THENCE with the common line of said 1.176 acre tract and said 135.991 acre tract, South 01°27'54" West, pass at a distance of 183.08 feet, a 5/8-inch iron rod found for the southwest corner of said 1.176 acre tract, same being the northwest corner of a called 1.046 acre tract described in deed to Michael & Teri Wallis, recorded in Volume 2199, Page 371, Deed Records, Collin County, Texas, for a total distance of 208.03 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE with the common line of said 135.991 acre tract and said 1.046 acre tract, South 01°25'40" West, pass at a distance of 146.25 feet, a point for the southwest corner of said 1.046 acre tract, same being the northwest corner of a called 2.000 acre tract of land described in deed to Daniel & Shawnna Wolf, recorded in Volume 3390, Page 427, Deed Records, Collin County, Texas, pass at a distance of 297.80 feet, a point for the southwest corner of said 2.000 acre tract, same being the northwest corner of a called 0.864 acre tract of land described in deed to J.M. Clay, recorded in Volume 3213, Page 169, Deed Records, Collin County, Texas, pass at a distance of 132.15 feet, a point for the southwest corner of said 0.864 acre tract, same being the northwest corner of a called 0.946 acre tract of land described in deed to Billy W. Clay, recorded in Volume 3213, Page 169, Deed Records, Collin County, Texas, pass at a distance of 167.83 feet, a point for the southwest corner of said 0.964 acre tract, same being the northwest corner of a called 3.03 acre tract of land described in deed to Elaine M. Dawson, recorded in Volume 2874, Page 14, Deed Records, Collin County, Texas, for a total distance of 1167.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE with the common line of said 135.991 acre tract and said 3.03 acre tract, South 01°04'40" West, a distance of 147.76 feet to a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum cap on the northwesterly right-of-way line of U.S. Highway 75 (a variable width public right-of-way);

THENCE with said northwesterly right-of-way line, South 46°01'05" West, a distance of 102.18 feet to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap;

THENCE with said northwesterly right-of-way line, South 39°44'53" West, a distance of 605.43 feet to a 5/8-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap for the northeast corner of a called 41.31 acre tract of land (Second Tract) described in deed to W.R. Black and wife, Imogene Black as recorded in Volume 534, Page 469, Deed Records, Collin County, Texas;

THENCE leaving said northwesterly right-of-way line and with the common line of said 135.991 acre tract and said 41.31 acre tract, the following courses and distances, to wit:

– North 88°47'20" West, a distance of 534.81 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
– North 89°16'50" West, a distance of 252.20 feet to a 5/8-inch iron rod with "KHA" cap set for corner
– North 89°54'20" West, a distance of 251.00 feet to a point in the centerline of Honey Creek;

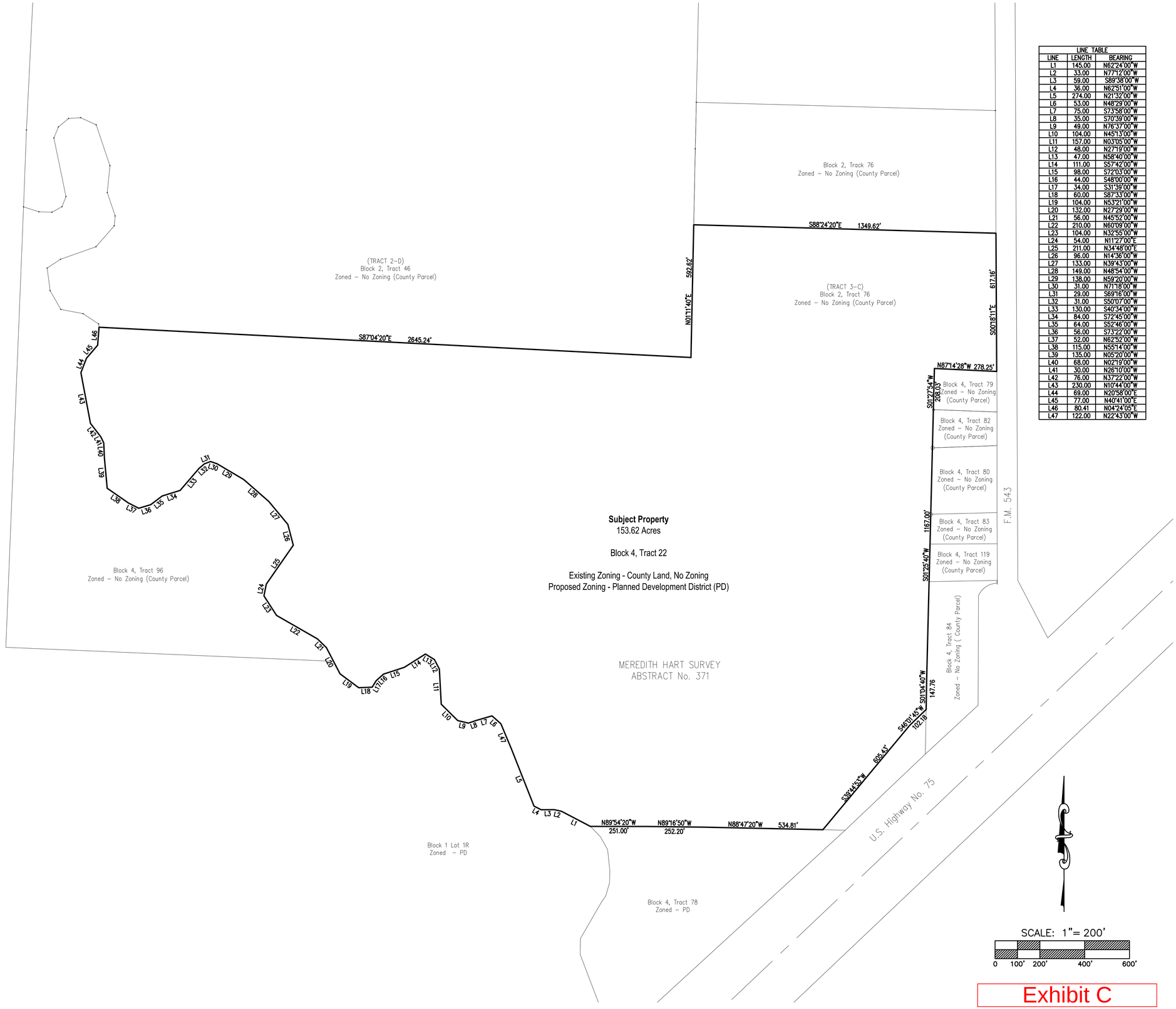
THENCE along the centerline of said creek, the following courses and distances, to wit:

– North 62°24'00" West, a distance of 145.00 feet to a point for corner;
– North 77°12'00" West, a distance of 33.00 feet to a point for corner;
– South 89°38'00" West, a distance of 59.00 feet to a point for corner;
– North 62°51'00" West, a distance of 36.00 feet to a point for corner;
– North 21°32'00" West, a distance of 274.00 feet to a point for corner;
– North 22°43'00" West, a distance of 122.00 feet to a point for corner;
– North 48°29'00" West, a distance of 53.00 feet to a point for corner;
– South 73°58'00" West, a distance of 75.00 feet to a point for corner;
– South 70°39'00" West, a distance of 35.00 feet to a point for corner;
– North 76°37'00" West, a distance of 49.00 feet to a point for corner;
– North 45°13'00" West, a distance of 104.00 feet to a point for corner;
– North 03°05'00" West, a distance of 157.00 feet to a point for corner;
– North 27°19'00" West, a distance of 48.00 feet to a point for corner;
– North 58°40'00" West, a distance of 47.00 feet to a point for corner;
– South 57°42'00" West, a distance of 111.00 feet to a point for corner;
– South 72°03'00" West, a distance of 98.00 feet to a point for corner;
– South 48°00'00" West, a distance of 44.00 feet to a point for corner;
– South 31°39'00" West, a distance of 34.00 feet to a point for corner;
– South 87°33'00" West, a distance of 60.00 feet to a point for corner;
– North 53°21'00" West, a distance of 104.00 feet to a point for corner;
– North 27°29'00" West, a distance of 132.00 feet to a point for corner;
– North 45°52'00" West, a distance of 56.00 feet to a point for corner;
– North 60°09'00" West, a distance of 210.00 feet to a point for corner;
– North 32°55'00" West, a distance of 104.00 feet to a point for corner;
– North 11°27'00" East, a distance of 54.00 feet to a point for corner;
– North 34°48'00" East, a distance of 211.00 feet to a point for corner;
– North 14°36'00" West, a distance of 96.00 feet to a point for corner;
– North 39°43'00" West, a distance of 133.00 feet to a point for corner;
– North 48°54'00" West, a distance of 149.00 feet to a point for corner;
– North 59°20'00" West, a distance of 138.00 feet to a point for corner;
– North 71°18'00" West, a distance of 31.00 feet to a point for corner;
– South 69°16'00" West, a distance of 29.00 feet to a point for corner;
– South 50°07'00" West, a distance of 31.00 feet to a point for corner;
– South 40°34'00" West, a distance of 130.00 feet to a point for corner;
– South 72°45'00" West, a distance of 84.00 feet to a point for corner;
– South 52°46'00" West, a distance of 64.00 feet to a point for corner;
– South 73°22'00" West, a distance of 56.00 feet to a point for corner;
– North 62°52'00" West, a distance of 52.00 feet to a point for corner;
– North 55°14'00" West, a distance of 115.00 feet to a point for corner;
– North 05°20'00" West, a distance of 135.00 feet to a point for corner;
– North 02°19'00" West, a distance of 68.00 feet to a point for corner;
– North 26°10'00" West, a distance of 30.00 feet to a point for corner;
– North 37°22'00" West, a distance of 76.00 feet to a point for corner;
– North 10°44'00" West, a distance of 230.00 feet to a point for corner;
– North 20°58'00" East, a distance of 69.00 feet to a point for corner;
– North 40°41'00" East, a distance of 77.00 feet to a point for corner;
– North 04°24'05" East, a distance of 80.41 feet to a point for the southwest corner of a called 135.992 acre tract of land described in deed to Evelyn Wilson Cole, recorded in Volume 935, Page 605, Deed Records, Collin County, Texas;

THENCE along the common line of called 135.991 acre tract and called 135.992 acre tract, South 87°04'20" East, a distance of 2645.24 feet to a 5/8-inch iron rod with "KHA" cap set for the southwest corner of said 19.142 acre tract;

THENCE along the common line of said 19.142 acre tract and said 135.992 acre tract, North 01°11'40" East, a distance of 592.62 feet to a 5/8-inch iron rod with "KHA" cap set for the southwest corner of said 16.856 acre tract;

THENCE along the common line of said 16.856 acre tract and said 19.142 acre tract, South 88°24'20" East, a distance of 1349.62 feet to the POINT OF BEGINNING and containing 153.6208 acres of land.



LINE TABLE		
LINE	LENGTH	BEARING
L1	145.00	N62°24'00"W
L2	33.00	N77°12'00"W
L3	59.00	S89°38'00"W
L4	36.00	N62°51'00"W
L5	274.00	N21°32'00"W
L6	53.00	N48°29'00"W
L7	75.00	S73°58'00"W
L8	35.00	S70°39'00"W
L9	49.00	N76°37'00"W
L10	104.00	N45°13'00"W
L11	157.00	N03°05'00"W
L12	48.00	N27°19'00"W
L13	47.00	N58°40'00"W
L14	111.00	S57°42'00"W
L15	98.00	S72°03'00"W
L16	44.00	S48°00'00"W
L17	34.00	S31°39'00"W
L18	60.00	S87°33'00"W
L19	104.00	N53°21'00"W
L20	132.00	N27°29'00"W
L21	56.00	N45°52'00"W
L22	210.00	N60°09'00"W
L23	104.00	N32°55'00"W
L24	54.00	N11°27'00"E
L25	211.00	N34°48'00"E
L26	96.00	N14°36'00"W
L27	133.00	N39°43'00"W
L28	149.00	N48°54'00"W
L29	138.00	N59°20'00"W
L30	31.00	N71°18'00"W
L31	29.00	S69°16'00"W
L32	31.00	S50°07'00"W
L33	130.00	S40°34'00"W
L34	84.00	S72°45'00"W
L35	64.00	S52°46'00"W
L36	56.00	S73°22'00"W
L37	52.00	N62°52'00"W
L38	115.00	N55°14'00"W
L39	135.00	N05°20'00"W
L40	68.00	N02°19'00"W
L41	30.00	N26°10'00"W
L42	76.00	N37°22'00"W
L43	230.00	N10°44'00"W
L44	69.00	N20°58'00"E
L45	77.00	N40°41'00"E
L46	80.41	N04°24'05"E
L47	122.00	N22°43'00"W

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REVISIONS		
NO.	DESCRIPTION	DATE

ZONING EXHIBIT

WILSON 155
MCKINNEY, TX

SUBMITTALS:

DESIGNED BY:
DRAWN BY:
CHECKED BY:

1

SHEET 1 OF 1

PROJECT NUMBER
16524

Exhibit C