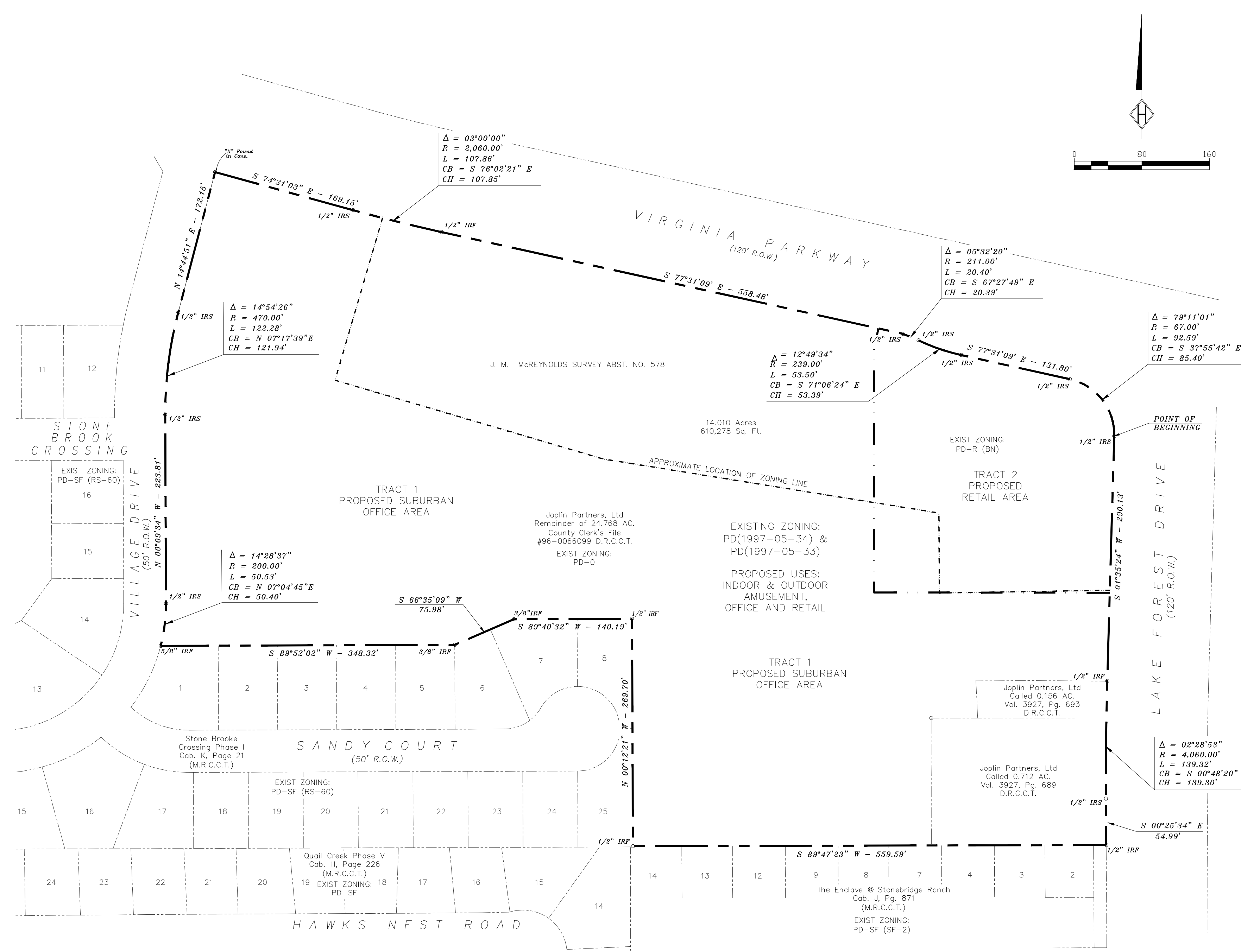


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 Friday, May 22, 2020 10:28:38 AM



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE CITY OF MCKINNEY OUT OF THE JAMES MCREYNOLDS SURVEY, ABSTRACT NO. 578 AND BEING THE REMAINDER OF A 24.768 ACRE TRACT OF LAND CONVEYED TO THE JOPLIN PARTNERS, LTD. ACCORDING TO THE DEED RECORDED IN (CLERK'S FILE NO. 97-0044998), AND ALSO BEING ALL OF A 0.712 ACRE TRACT OF LAND CONVEYED TO JOPLIN PARTNERS, LTD. ACCORDING TO THE DEED RECORDED IN VOLUME 3927, PAGE 689, DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH "PEISER & MANKIN SURV" RED PLASTIC CAP (HEREINAFTER REFERRED TO AS 1/2" IRON ROD SET) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY (120' RIGHT-OF-WAY), AND IN THE EAST RIGHT-OF-WAY OF LAKE FOREST DRIVE (120' RIGHT-OF-WAY), THE NORTHEAST CORNER OF SAID REMAINDER TRACT;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 01 DEGREE 35 MINUTES 24 SECONDS WEST, A DISTANCE OF 290.13 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS", THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02 DEGREES 28 MINUTES 53 SECONDS AND RADIUS OF 4060.00, AN ARC LENGTH OF 139.32 FEET, A CHORD BEARING OF SOUTH 00 DEGREES 48 MINUTES 20 SECONDS WEST, A CHORD DISTANCE OF 139.30 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE.

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 00 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 54.99 FEET TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "HUITT-ZOLLARS", THE SOUTHEAST CORNER OF SAID 0.712 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF BLOCK A, THE ENCLAVE AT STONEBRIDGE RANCH, ACCORDING TO THE PLAT RECORDED IN CABINET J, PAGE 871, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE COMMON LINE OF SAID 0.712 ACRE TRACT AND SAID BLOCK A, SOUTH 89 DEGREES 47 MINUTES 23 SECONDS WEST, PASSING THE SOUTHWEST CORNER OF SAID 0.712 ACRE TRACT AT 206.65 FEET, AND CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID BLOCK A FOR A TOTAL DISTANCE OF 559.59 FEET TO A 1/2" INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF BLOCK D, STONE BROOKE CROSSING, PHASE 1, ACCORDING TO THE PLAT RECORDED IN CABINET K, PAGE 21, MAP RECORDS COLLIN COUNTY, TEXAS;

THENCE, ALONG, THE COMMON LINE OF SAID BLOCK D AND SAID REMAINDER TRACT, NORTH 00 DEGREES 12 MINUTES 21 SECONDS WEST, PASSING THE NORTHEAST CORNER OF SAID BLOCK D, THE SOUTHEAST CORNER OF BLOCK C OF SAID STONE BROOKE CROSSING, PHASE 1 AT 139.35 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID BLOCK C FOR A TOTAL DISTANCE OF 269.70 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK C;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 89 DEGREES 40 MINUTES 32 SECONDS WEST, A DISTANCE OF 140.19 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 66 DEGREES 35 MINUTES 09 SECONDS WEST, A DISTANCE OF 75.98 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 89 DEGREES 52 MINUTES 02 SECONDS WEST, A DISTANCE OF 348.32 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID BLOCK C, THE SOUTHWEST CORNER OF SAID REMAINDER TRACT, AND LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF VILLAGE DRIVE, AS DEDICATED BY THE PLAT OF SAID STONE BROOKE CROSSING, PHASE 1 (50' RIGHT-OF-WAY AT THIS POINT), THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 28 MINUTES 37 SECONDS, A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 50.53 FEET, A CHORD BEARING OF NORTH 07 DEGREES 04 MINUTES, 45 SECONDS EAST, A CHORD DISTANCE OF 50.40 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE, CONTINUING ALONG SAID COMMON LINE, NORTH 00 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 223.81 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 54 MINUTES 26 SECONDS A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 122.28 FEET, A CHORD BEARING OF NORTH 07 DEGREES, 17 MINUTES 39 SECONDS EAST, A CHORD DISTANCE OF 121.94 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE, CONTINUING ALONG SAID COMMON LINE, NORTH 14 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 172.15 FEET TO AN "X" CUT SET IN CONCRETE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VIRGINIA PARKWAY, THE NORTHWEST CORNER OF SAID REMAINDER TRACT;

THENCE, ALONG THE COMMON LINE OF SAID VIRGINIA PARKWAY AND SAID REMAINDER TRACT, SOUTH 74 DEGREES 31 MINUTES 03 SECONDS EAST, A DISTANCE OF 169.15 FEET TO A 1/2" IRON ROD SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING ALONG SAID COMMON LINE OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 2060.00 FEET, AN ARC LENGTH OF 107.86 FEET, A CHORD BEARING OF SOUTH 76 DEGREES, 02 MINUTES, 21 SECONDS EAST, A CHORD DISTANCE OF 107.85 FEET TO A 1/2" IRON ROD FOUND, THE END OF SAID CURVE;

THENCE, CONTINUING ALONG SAID COMMON LINE, SOUTH 77 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 558.48 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID COMMON LINE OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05 DEGREES 32 MINUTES 20 SECONDS A RADIUS OF 211.00 FEET, AN ARC LENGTH OF 20.40 FEET, A CHORD BEARING OF SOUTH 67 DEGREES 27 MINUTES 49 SECONDS EAST, A CHORD DISTANCE OF 20.39 FEET TO A 1/2" IRON ROD SET FOR A REVERSE CURVE TO THE LEFT;

THENCE, CONTINUING ALONG SAID COMMON LINE OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12 DEGREES 49 MINUTES 34 SECONDS, A RADIUS OF 239.00 FEET, AN ARC LENGTH OF 53.50 FEET, A CHORD BEARING OF SOUTH 71 DEGREES 06 MINUTES 24 SECONDS EAST, A CHORD DISTANCE OF 53.39 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE, CONTINUING ALONG SAID COMMON LINE, SOUTH 77 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 131.80 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING ALONG SAID COMMON LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 79 DEGREES 11 MINUTES 01 SECONDS, A RADIUS OF 67.00 FEET, AN ARC LENGTH OF 92.59 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 55 MINUTES 42 SECONDS EAST, A CHORD DISTANCE OF 85.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 610,278 SQUARE FEET OR 14.01 ACRES OF LAND, MORE OR LESS.

HOMEYER
 ENGINEERING, INC.
 ENGINEERING REGISTRATION NO. F-8440
 T.B.P.E. FIRM REGISTRATION NO. F-8440
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MCKINNEY EVENT CENTER
 14.01 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

ZONING EXHIBIT

DRAWN: SRH
 DATE: 06/28/19
 HEI #: 19-0507
 SHEET NO:
 ZE1

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM
 REVIEW AND IS NOT INTENDED FOR
 CONSTRUCTION, BIDDING OR PERMIT
 PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 05/22/2020