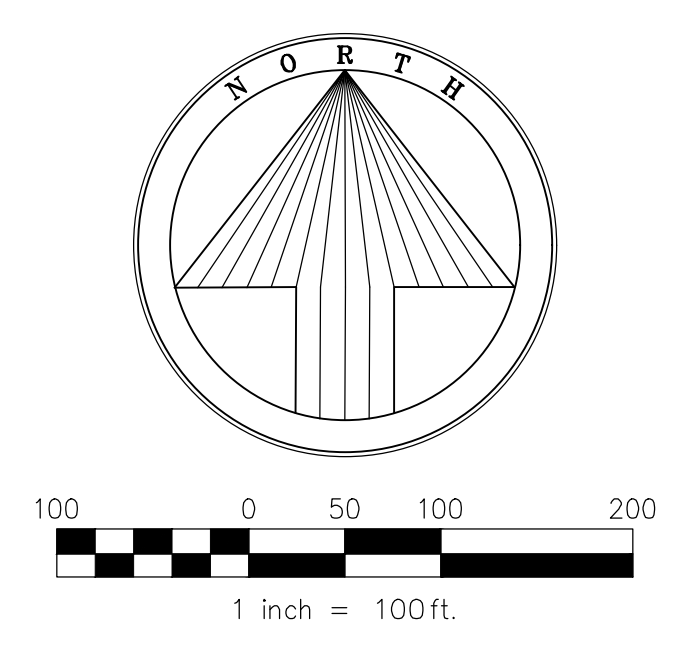
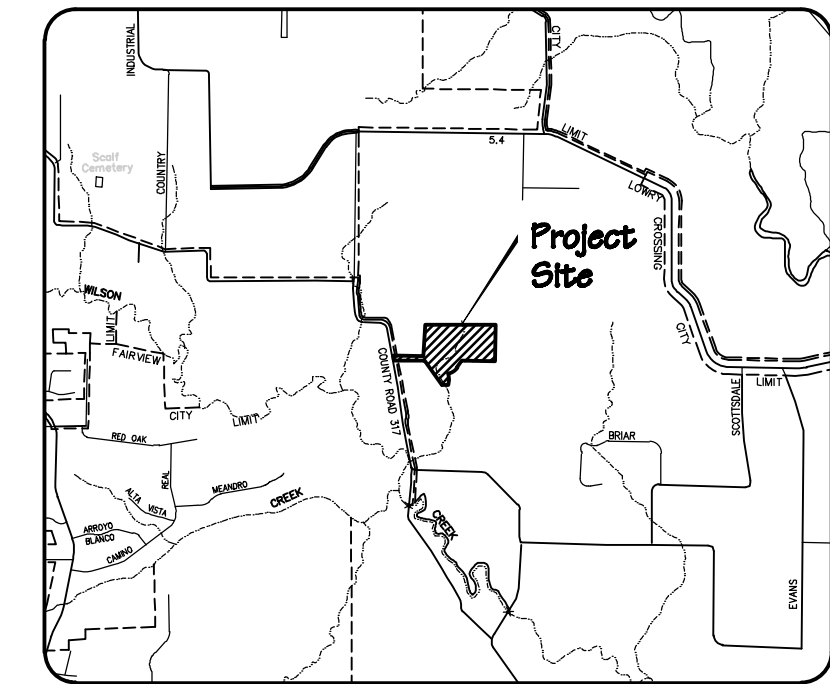


Town of Fairview
75.6 Acres
Vol. 5186, Pg. 3372
D.R.C.C.T.
Exist. Zoning: AG



Location Map
N.T.S.

David and Julia Blattner
10.6 Acres
Vol. 4390, Pg. 1857
D.R.C.C.T.
Exist. Zoning: Outside E.T.J.

Cornerstone Ministries, Inc.
Vol. 5702, Pg. 3215
Exist. Zoning: AG
Proposed Zoning: PD
31.824 Acres
(1,386,269 SQ. FT.)

James W. Griffin
73.5 Acres
1980-049590
D.R.C.C.T.
Exist. Zoning: AG

Calvin W. Winchester
13.0 Acres
CC#93-0099200
Exist. Zoning: Outside E.T.J.

NCICD Limited Partnership
24.7 Acres
Vol. 5702, Pg. 3220
D.R.C.C.T.
Exist. Zoning: AG

Cornerstone Ministries, Inc.
Vol. 5702, Pg. 3215
Exist. Zoning: AG
10.048 Acres
(437,688 SQ. FT.)

Robert Lange, Etal.
18,869 Acres
Vol. 2952, Pg. 931
Exist. Zoning: AG

OWNER'S CERTIFICATION

BEING a tract of land situated in the R.H. Locke Survey, Abstract No. 517, City of McKinney, Collin County, Texas, the subject tract being a portion of a 50.5914 acre tract as recorded in Volume 4203, Page 2412 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1" iron rod found in the south line of said 50.5914 acre tract marking the northeast corner of a 16.349 acre tract as recorded under County Clerk No. 96-0100666 of the Collin County Land Records, the northwest corner of a 23.95 acre tract as recorded in Volume 4230, Page 499 of the Collin County Land Records and being the most southerly southwest corner of the described premises;

THENCE, N 35°48'52" W, a distance of 617.45 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 88°31'29" W, a distance of 637.02 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 10°01'15" W, a distance of 100.00 feet, to a 1/2" iron rod found;

THENCE, S 88°13'49" E, a distance of 637.02 feet, to a 1/2" iron rod found;

THENCE, N 03°03'02" E, a distance of 657.64 feet, to a 1/2" iron rod found;

THENCE, S 89°45'54" E, a distance of 1470.60 feet, to a 1/2" iron rod found;

THENCE, S 01°40'05" W, a distance of 771.54 feet, to a 5/8" iron rod found;

THENCE, N 88°27'14" W, a distance of 685.95 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, S 36°36'49" W, a distance of 176.85 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE around a tangent curve to the right having a central angle of 40°28'49", a radius of 326.17 feet, a chord of S 56°51'14" W - 225.68 feet, an arc length of 230.45 feet;

THENCE around a non tangent curve to the right having a central angle of 15°49'10", a radius of 495.28 feet, a chord of S 06°26'04" E - 136.31 feet, an arc length of 136.75 feet;

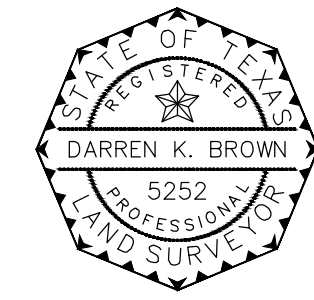
THENCE, S 01°28'31" W, a distance of 96.62 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSEN" set;

THENCE, N 88°31'29" W, a distance of 137.02 feet, to the POINT OF BEGINNING with the subject tract containing 1,386,269 square feet or 31.824 acres of land.

Surveyor's Certificate

THAT I, Darren K Brown do hereby certify that I prepared this plot from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

Darren K Brown.



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Darren K Brown known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this _____ day of _____, 2018.

Notary Public

POINT OF BEGINNING

R=326.17'
L=230.45'
T=120.21'
CB=56°51'14"W
CL=225.68'
D=40°28'49"

R=445.28'
L=136.75'
T=68.81'
CB=56°26'04"E
CL=136.31'
D=15°49'10"

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMP	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EsmL	EASEMENT
UD	UTILITY
DE	DRAINAGE EASEMENT
DU	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BTPL	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
○	CENTERLINE
(A)	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
(DRCC)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRDCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Site Data Summary
Area: 31.824 Acres
Existing Zoning: PO
Proposed Zoning: PD

ZONING EXHIBIT

CORNERSTONE RANCH
31.824 ACRES OUT OF THE
R.H. LOCKE SURVEY, ABSTRACT NO. 517
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Owner/Applicant
David Heaton
Cornerstone Ranch
3933 County Road 317
McKinney, Texas 75069

Engineer/Surveyor
Spars Engineering, Inc. TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Matt Dorsett

Drawing: G:\2017\J085117-016_Cornerstone Ranch\DWG\Survey\Corning_Corning.dwg Saved By: Rikemar0072 Date: 1/24/2018 11:52:19 AM