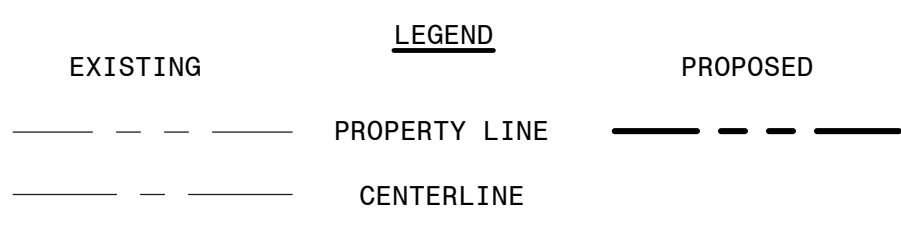
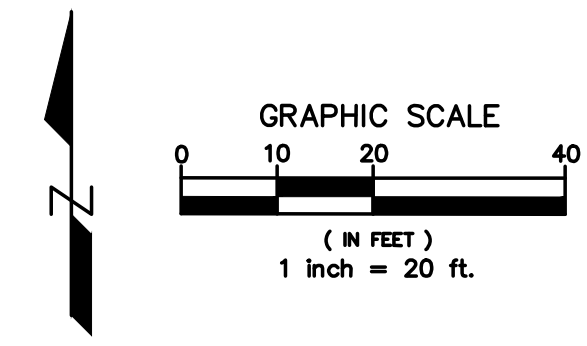


LOCATION MAP
NOT TO SCALE



NOTES:

- BOUNDARY AND TOPOGRAPHIC BASED ON SURVEY PREPARED BY PEISER MANKIN SURVEYING, LLC, DATED 08/25/2016.

LEGAL DESCRIPTION

Being a portion of Lot 17, Block A, Village Park Phase 1A, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Document No. 2004-0055740, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow "DAA" cap found for the most southerly Southwest corner of said Lot 17, same being at the South end of a corner clip in the intersection of Collin McKinney Parkway (120' right-of-way) and Westport Drive (60' right-of-way);

THENCE North 53 deg. 16 min. 42 sec. West, along the common line of said Lot 17 and said corner clip, a distance of 21.32 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the most westerly Southwest corner of said Lot 17, same being the North end of said corner clip;

THENCE along the common line of said Lot 17 and said Westport Drive as follows:

North 08 deg. 34 min. 48 sec. West, a distance of 186.62 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the beginning of a curve to the right, having a radius of 120.00 feet and a central angle of 08 deg. 00 min. 15 sec.;

Along said curve to the right, an arc distance of 16.76 feet and a chord bearing and distance of North 04 deg. 34 min. 43 sec. West, 16.75 feet to a 1/2 inch iron rod with yellow "DAA" cap found for angle point; North 00 deg. 34 min. 38 sec. West, 5.03 feet to a 1/2 inch iron rod with red cap found which bears North 20 deg. 59 min. 18 sec. East, 0.45 feet from the Northwest corner of said Lot 17, same being the Southwest corner of Lot 16, said Block A, Village Park Phase 1A;

THENCE North 89 deg. 23 min. 59 sec. East, along the northerly line of said Lot 17, a distance of 330.10 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the Northeast corner of the herein described tract;

THENCE South 00 deg. 35 min. 04 sec. East, through the interior of said Lot 17, a distance of 194.73 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the Southeast corner of the herein described tract, same being in the southerly line of said Lot 17, same being in the northerly line of aforesaid Collin McKinney Parkway, same being the beginning of a non-tangent curve to the left, having a radius of 3560.00 feet and a central angle of 04 deg. 37 min. 19 sec.;

THENCE along said non-tangent curve to the left and the common line of said Lot 17 and said Collin McKinney Parkway, an arc distance of 287.17 feet and a chord bearing and distance of South 84 deg. 27 min. 18 sec. West, 287.10 feet to the POINT OF BEGINNING and containing 65,276 square feet or 1.499 acres of computed land, more or less.

APP. DATE NO.

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN CONSENT OF VASQUEZ ENGINEERING L.L.C. DATED 11/04/2016. TEXAS REG. NO. 86822. VASQUEZ ENGINEERING L.L.C. TX REG. # F-12266

DEVELOPER/OWNER
PERFECT REALTY PARTNERS
SRINIVAS CHALUVADI
13359 GRAYHAWK BLVD
FRISCO, TEXAS 75033

ZONING EXHIBIT
MCKINNEY, COLLIN COUNTY, TEXAS

Scale: 1" = 20'
Designed by: J.J.V.
Drawn by: J.J.V.
Checked by: J.J.V.
603-03.dwg\EXA_ZONING_EXHIBIT.dwg
11/04/2016

SHEET
EXA

DEVELOPER/OWNER
LAKE FOREST PLAZA, LLC
SRINIVAS CHALUVADI
13359 GRAYHAWK BLVD
FRISCO, TEXAS 75033
626-372-9395 TELE

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

ZONING EXHIBIT
LOT 17R, BLOCK A
VILLAGE PARK ADDITION
1.499 ACRES
CITY OF MCKINNEY
COLLIN COUNTY
NOVEMBER 04, 2016

RECEIVED
By Planning Department at 8:16 am, Nov 28, 2016