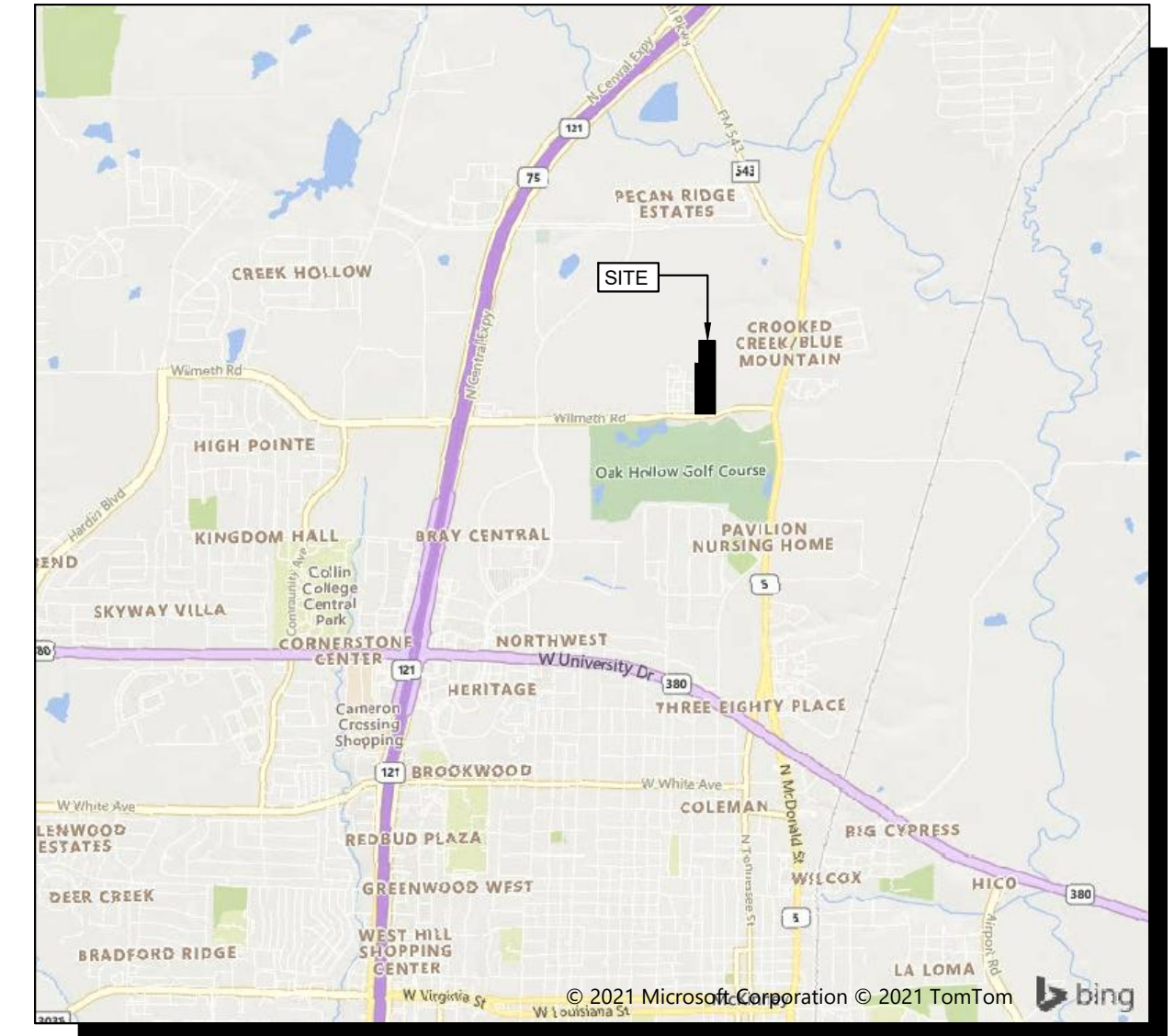


LINE TABLE		
NO.	BEARING	LENGTH
L1	S71°12'41"W	53.67'
L2	N85°39'58"W	88.61'
L3	S89°54'47"W	96.30'
L4	N87°57'34"E	123.12'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°17'50"	938.00'	217.69'	S77°51'36"W	217.20'



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

BEING a tract of land situated in the Tola Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas, and being part of a called 14.231 acre tract of land described in Distribution Deed to DRM Realty, LP recorded in Instrument No. 20200910001531400 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set in the north right-of-way line of Wilmeth Road (a variable width right-of-way);

THENCE along the said north right-of-way line of Wilmeth Road, the following four (4) calls:

- South 71°12'41" West, a distance of 53.67 feet to a 1/2-inch iron rod with cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 13°17'50", a radius of 938.00 feet, a chord bearing and distance of South 77°51'36" West, 217.20 feet;
- In a southwesterly direction, with said curve to the right, an arc distance of 217.69 feet to a 1/2-inch iron rod with cap stamped "KHA" found for corner;
- North 85°39'58" West, a distance of 88.61 feet to a 1/2-inch iron rod with cap stamped "KHA" found for corner;
- South 89°54'47" West, a distance of 96.30 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the west line of the said 14.231 acre tract;

THENCE departing the said north right-of-way line of Wilmeth Road, North 0°15'29" West, along the said west line of 14.231 acre tract, a distance of 959.68 feet to a 6-inch I-beam found for corner in the south line of Lot 1, Block A, Dynacraft Addition, an addition to the City of McKinney, Texas according to the plat recorded in Instrument No. 20190422010001830 of the said Official Public Records;

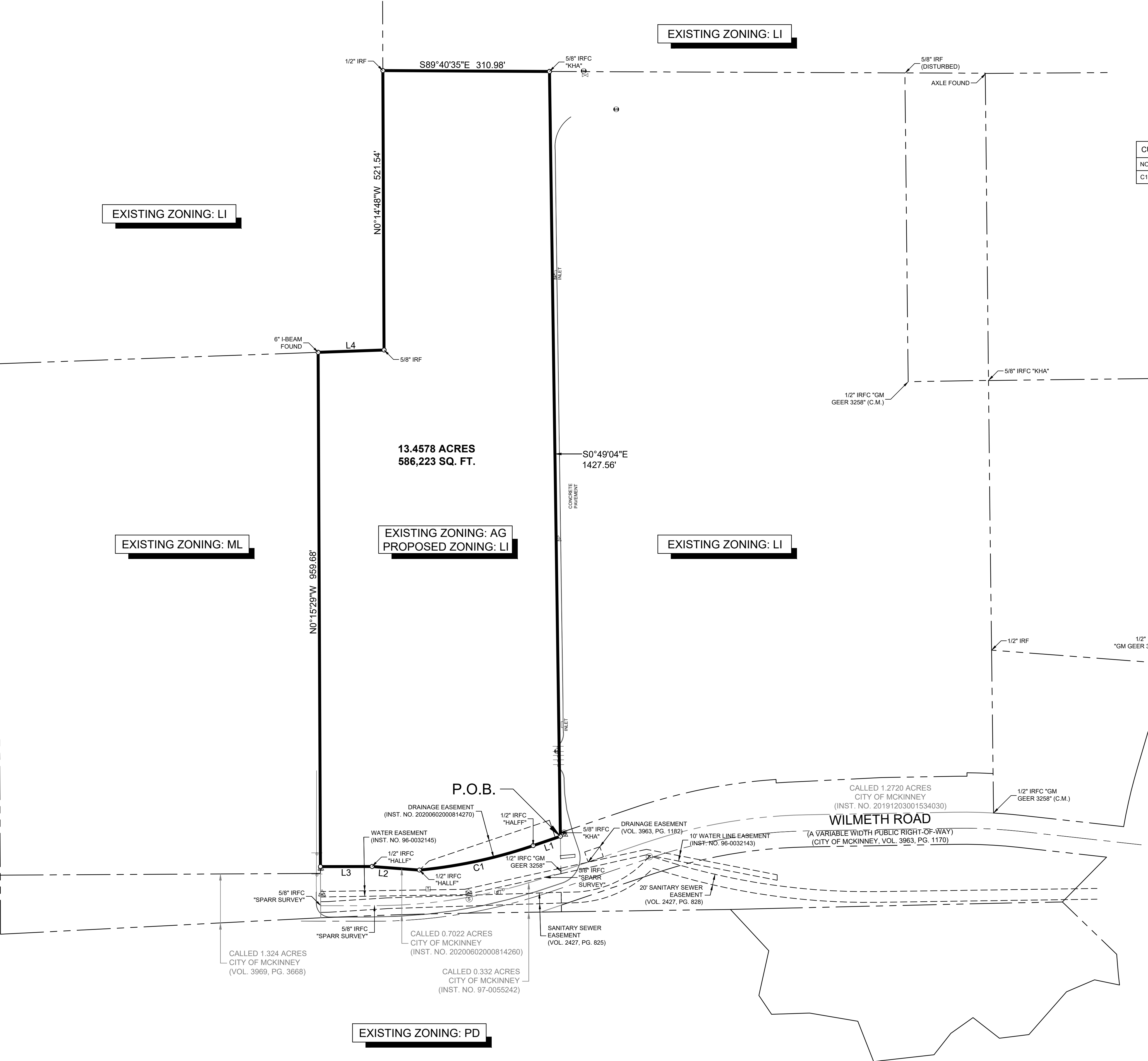
THENCE North 87°57'34" East, along the south line of said Lot 1, Block A, a distance of 123.12 feet to a 5/8-inch iron rod found for the southeast corner of said Lot 1, Block A;

THENCE North 0°14'48" West, along the east line of said Lot 1, Block A, a distance of 521.54 feet to a 1/2-inch iron rod found for the northernmost northwest corner of the said 14.231 acre tract;

THENCE departing the said east line of Lot 1, Block A, South 89°40'35" East, along the north line of the said 14.231 acre tract, a distance of 310.98 feet to a 5/8-inch iron rod with cap stamped "KHA" found for the northeast corner of the said 14.231 acre tract;

THENCE South 0°49'04" East, along the east line of the said 14.231 acre tract, a distance of 1427.56 feet to the **POINT OF BEGINNING** and containing 13.4578 acres or 586,223 square feet of land, more or less.

This document was prepared under 22 TAC §663.21, 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.



McKinney Trade Center - Phase II

McKinney, Texas
March 2021



ZONING EXHIBIT

Kimley»Horn

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