

SITE DATA

EXISTING ZONING PD
EXISTING LAND USE AGRICULTURE

SITE DATA

EXISTING ZONING ETJ (NOT ZONED)
EXISTING LAND USE RANCH/AGRICULTURE

SITE DATA

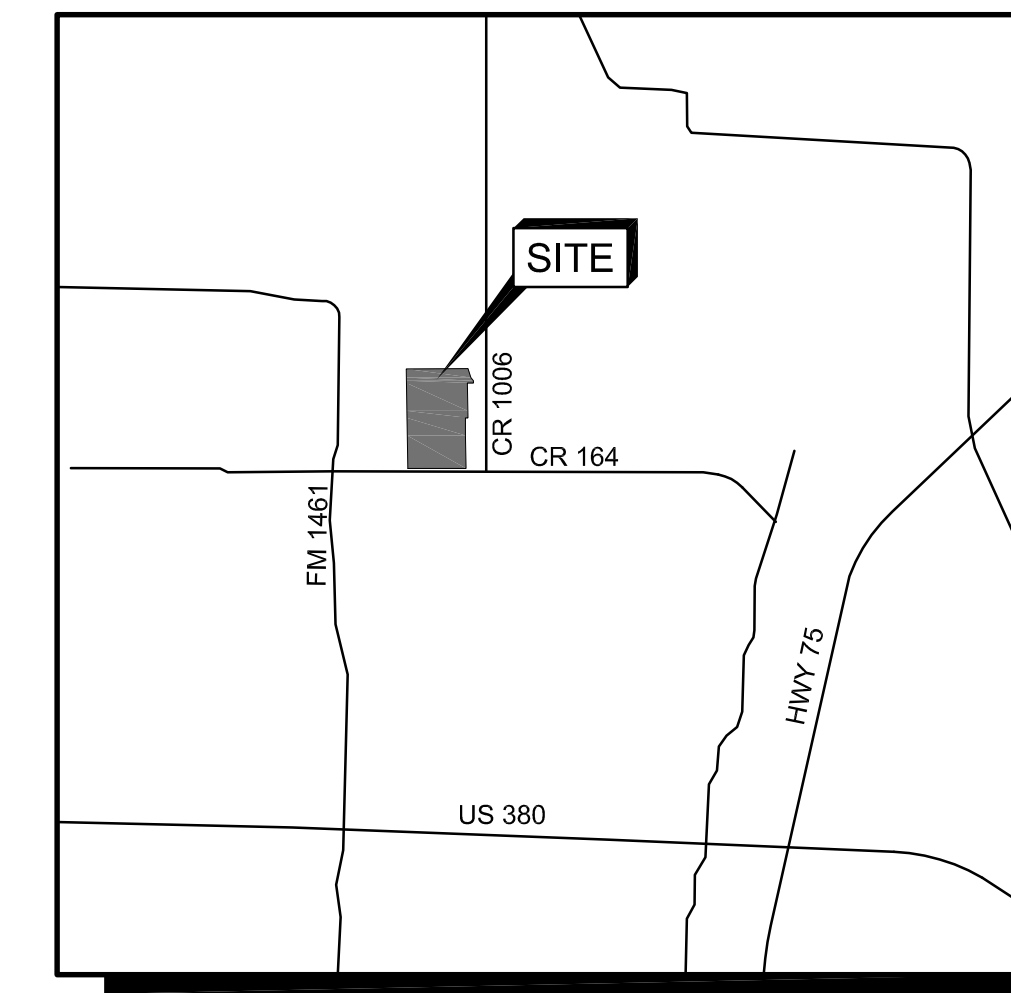
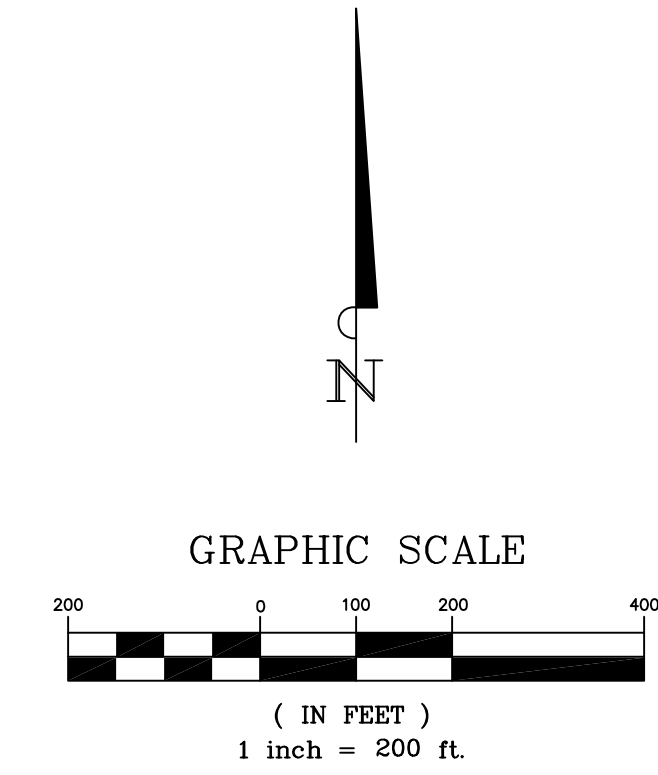
EXISTING ZONING RS-72
EXISTING LAND USE AGRICULTURE

SUBJECT SITE DATA

EXISTING ZONING ETJ (NOT ZONED)
EXISTING LAND USE RANCH/AGRICULTURE
PROPOSED ZONING SF-5 SINGLE FAMILY RESIDENTIAL
TOTAL ACRES 126.718-ACRE

SITE DATA

EXISTING ZONING RS-72
EXISTING LAND USE RANCH/AGRICULTURE



COUNTY ROAD 1006

N 89°41'19" E 1875.61

1275.59

N 00°51'28" W

1749.40

N 00°56'19" W

S 89°56'56" W 1768.09

COUNTY ROAD 164

P.O.B.

S 17°31'38" E 1287.57
S 39°23'37" E 1124.08
S 00°42'59" W 68.64

S 89°02'44" W 187.67

SITE DATA

EXISTING ZONING ETJ (NOT ZONED)
EXISTING LAND USE RANCH/AGRICULTURE

1056.50
S 00°59'36" E

SITE DATA

EXISTING ZONING ETJ (NOT ZONED)
EXISTING LAND USE RANCH/AGRICULTURE

S 89°19'07" W 80.01

SITE DATA

EXISTING ZONING ETJ (NOT ZONED)
EXISTING LAND USE RANCH/AGRICULTURE

530.10
S 00°53'58" E

SITE DATA

EXISTING ZONING ETJ (NOT ZONED)
EXISTING LAND USE RANCH/AGRICULTURE

1004.17
E

SITE DATA

EXISTING ZONING ETJ (NOT ZONED)
EXISTING LAND USE RANCH/AGRICULTURE

S 00°57'27" E

SUBJECT TRACT:

BEING, a tract of land situated in the T. Cunis Survey, Abstract Number 211, City of McKinney, Collin County, Texas, and being the remainder of a 184.822 acre tract of land described in deed to Eddie B. and Mary K. Maxwell, as recorded in Volume 3834, Page 84, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 60D nail found for corner near the center of County Road 164, said point being the southwest corner of a tract of land conveyed to R & L Knipe Resources LTD. Tract, recorded in Volume 4697, Page 1782, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 56 minutes 56 seconds West, along the near center of said County Road 164 and the south line of said tract, a distance of 1768.09 feet to a 1/2 inch iron rod found for corner in said County Road, said point also being the southeast corner of Bloomdale Estates, an addition to the City of McKinney, as recorded in Cabinet J, Page 981 of the Map Records of Collin County, Texas;

THENCE North 00 degrees 56 minutes 19 seconds West, along the east line of said Bloomdale Estates, passing a 1/2 inch iron rod found for the southeast corner of Lot 10 at 60.00 feet, and continuing for a total distance of 1749.40 feet to a 1/2 inch iron rod found for the northeast corner of said Bloomdale Estates, said point also being the southeast corner of a tract of land conveyed to McKinney I.S.D., as recorded in Instrument number 20120402000380350, of the Official Public Records of Collin County, Texas;

THENCE North 00 degree 51 minutes 28 seconds West, along the east line of said McKinney I.S.D. tract, passing a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found for the northeast corner of said McKinney I.S.D. tract, and the southeast corner of a tract of land conveyed to McKinney I.S.D., as recorded in instrument number 20120402000380350, and continuing for a total distance of 1275.59 feet to a 5/8 inch iron rod found with cap stamped "KHA", said point lying on the south line of a tract of land conveyed to McKinney Ranch, Ltd., as recorded in Instrument number 20060208000170600, of the Official Public Records of Collin County, Texas;

THENCE North 89 degrees 41 minutes 19 seconds East, along the south line of said McKinney Ranch tract, a distance of 1875.61 feet to a 1/2 inch iron rod found for corner at the base of a double trunked 10 inch Hackberry tree, said point also being the northwest corner of a tract of land conveyed to Rene Bates, as recorded in instrument number 20070917001294740, of the Official Public Records of Collin County, Texas;

THENCE with the west line of said Bates tract the following courses and distances:
South 17 degrees 31 minutes 38 seconds East, a distance of 287.57 feet to a steel fence post for corner;
South 39 degrees 23 minutes 37 seconds East, a distance of 124.08 feet to a steel fence post for corner;

South 00 degree 42 minutes 59 seconds West, a distance of 68.64 feet to a 5/8 inch iron rod with cap stamped "KHA" found for corner, said point lying on the north line of a tract of land conveyed to Dennis A. Bryant & Martha J. Bryant, as recorded in instrument number 93-0014444, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 02 minutes 44 seconds West, along the north line of said Bryant tract, a distance of 187.67 feet to a 1/2 inch iron rod found for corner near the north base of a steel fence post, said point also being the northwest corner of said Bryant tract;

THENCE South 00 degree 59 minutes 36 seconds East, along the west line of said Bryant tract, and passing the northwest corner of a tract of land conveyed to Michael Larry Culbreath et. ux., As recorded in Volume 4283, Page 2451 of the Deed Records of Collin County, Texas, and continuing with the west line of said Culbreath tract a total distance of 1056.50 feet to a 1/2 inch iron rod found for corner in the north line of a tract of land conveyed Rene Bates, as recorded in instrument number 20111004001062750, of the Official Public Records of Collin County, Texas;

THENCE with the north and west line of said Bates tract the following courses and distances;

South 89 degrees 19 minutes 07 seconds West, a distance of 80.01 feet to a 1/2 inch iron rod found for corner at the northwest base of a steel fence post;

South 00 degree 53 minutes 58 seconds East, a distance of 530.10 feet to a 1/2 inch iron rod found for corner, said point being the northwest corner of a tract of land conveyed to Richard Knipe et. ux. of the Deed Records of Collin County, Texas;

THENCE South 00 degree 57 minutes 27 seconds East, along the west line of said Richard Knipe et. ux. tract, and passing a 1/2 inch iron rod found for the northwest corner of the aforementioned R & L Knipe Resources tract at a distance of 523.10 feet, and continuing along the west line of said R & L Knipe Resources tract, a total distance of 1004.17 feet, to the point of beginning and containing 5,519,836 square feet or 126.718 acres of land.

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

MAXWELL TRACT

ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE

Designed by:	LAW
Drawn by:	CDR
Checked by:	LAW
Date:	MARCH 2014
Project No.:	020001-008

Director: C. ROBERT HARRIS, P.E., M.A.S., M.A.S.T. (P) - Prelim
Images: S. & A. Logo.jpg
File: 02_001_008_Prelim.dwg
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Date: 03/10/14 9:56am
Layout: Layout1 (2)

EXHIBIT