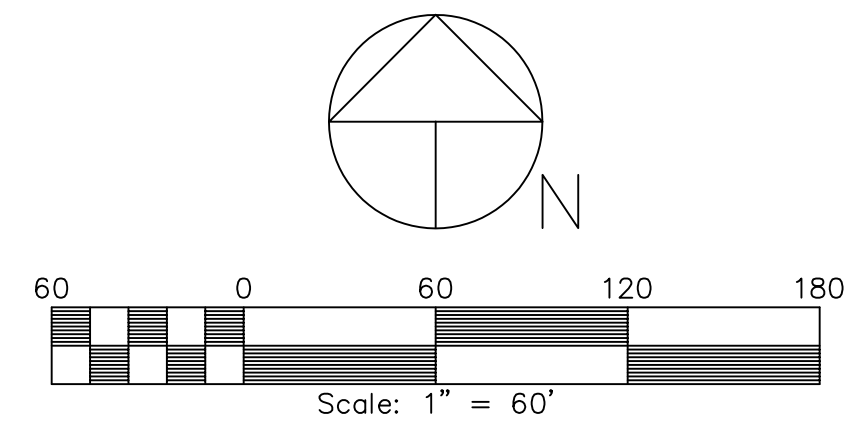


WEST UNIVERSITY DRIVE
(US HIGHWAY 380)
R.O.W. VARIES



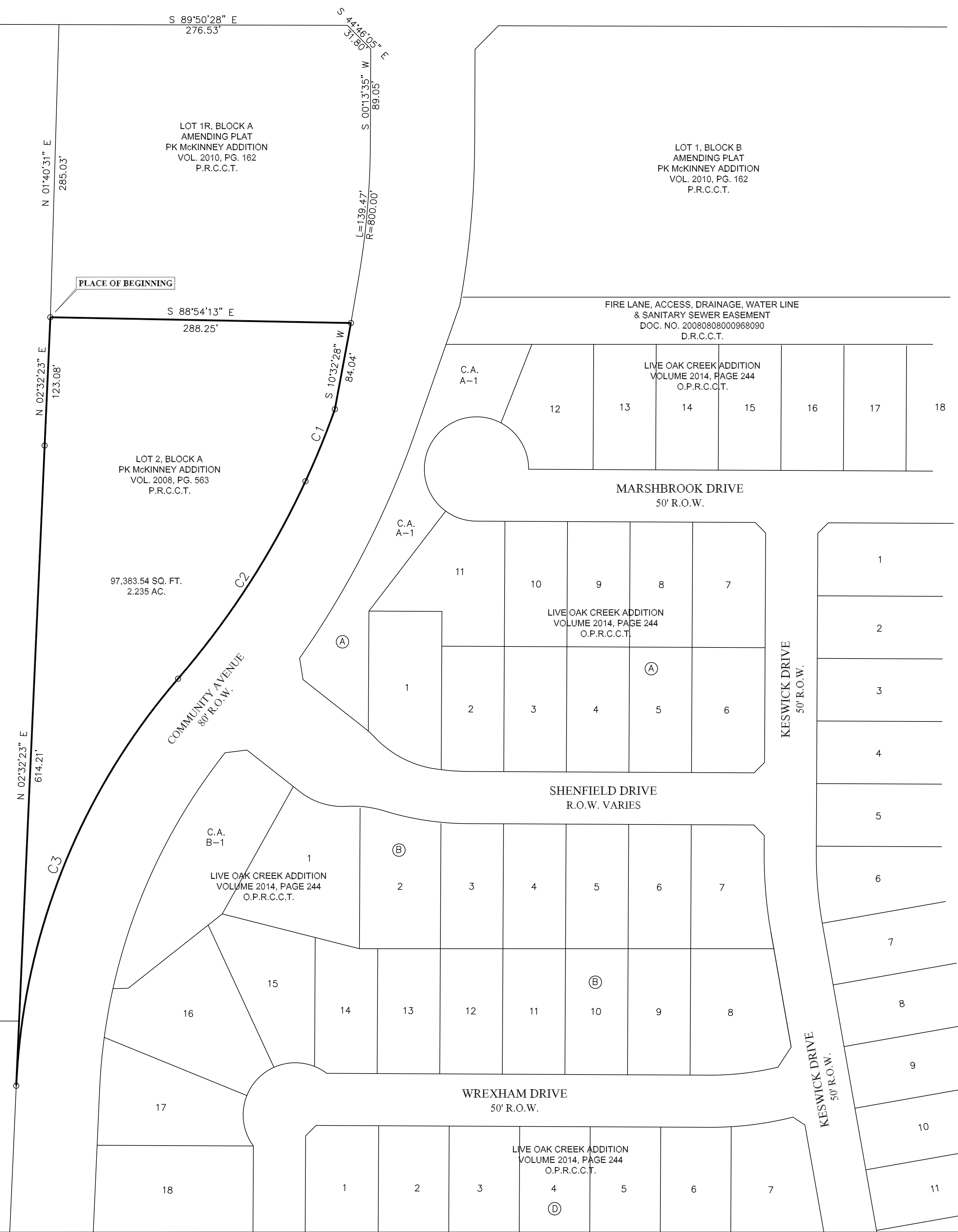
CITY OF McKinNEY

COMPLEX 1 ADDITION
CAB. 0, PG. 491
M.P.R.C.C.T.

PROPERTY LINE CURVE TABLE

NUMBER	C1	C1	C2	C3
DELTA ANGLE	05°16'49"	05°16'49"	15°59'00"	38°17'39"
RADIUS	810.00	810.00	810.00	640.00
ARC LENGTH	74.65	74.65	225.96	427.75
CHORD DIRECTION	S 22°12'36" W	S 22°12'36" W	S 32°50'31" W	S 21°41'12" W
CHORD LENGTH	74.62	74.62	225.23	419.83

COMPLEX 1 SOUTH ADDITION
CAB. F, PG. 446
M.P.R.C.C.T.



PROPERTY DESCRIPTION

BEING a part of that certain lot tract or parcel of land lying and being situated in the City of McKinney, Collin County, Texas, in the Jacob Dunbaugh Survey, Abstract No. 257, being a part of Lot 2, Block A, of PK McKinney Addition, an addition to the City of McKinney, Collin County, Texas, according to the map or plat recorded in Volume 2008 at Page 563, of the Plat Records of Collin County, Texas (P.R.C.C.T.), and being also a part of that certain called 7.8566 lot, tract or parcel of land conveyed by Double Joy Inc., a Texas Corporation to Community 380, L.L.P, a Indiana limited liability partnership, in a General Warranty Deed recorded in Volume 5675 at Page 4078 (2004-0075886) of the Real Property Records of Collin County, Texas (R.P.R.C.C.T.);

BEGINNING at the northwest corner of Lot 2, Block A, of said PK McKinney Addition, same being the southwest corner of Lot 1R, Block A, of the Amending Plat of PK McKinney Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2010 at Page 162 of the P.R.C.C.T., same being in the east line of Complex 1 Addition, an addition to the City of McKinney, Collin County Texas, recorded in Cabinet O at Page 491 of the P.R.C.C.T.;

THENCE South 88° 54' 13" East, continuing with the south line of Lot 1R, Block A and the north line of Lot 2, Block A, a distance of 288.25 feet to a point for corner in the west line of Community Avenue, a variable width public right-of-way at this point;

THENCE South 10° 32' 28" West, departing the south line of Lot 1R, Block A and the north line of Lot 2, Block A, continuing with the west line of Community Avenue, a distance of 84.04 feet to a point for corner and the beginning of a curve concave to the right from which point the radius bears North 70° 25' 49" West, 810.00 feet, having a chord bearing and distance of South 22° 12' 36" West, 74.62 feet;

THENCE continuing with the west line of Community Avenue and said curve concave to the right through a central angle of 05° 16' 49", an arc distance of 74.65 feet to a point for corner and the beginning of a curve concave to the right, from which point the radius bears North 65° 08' 59" West, 810.00 feet, having a chord bearing and distance of South 32° 50' 31" West, 225.23 feet;

THENCE continuing with the west line of Community Avenue and said curve concave to the right through a central angle of 15° 59' 00", an arc distance of 225.96 feet to a point for corner and the beginning of a curve concave to the left from which point the radius bears South 49° 47' 04" East, 640.00 feet having a chord bearing and distance of South 21° 41' 12" West, 419.83 feet;

THENCE continuing with the west line of Community Avenue and said curve concave to the left through a central angle of 38° 17' 39", an arc distance of 427.75 feet to a point for corner in the west line of said Lot 2, Block A, same being in the east line of said Complex 1 Addition;

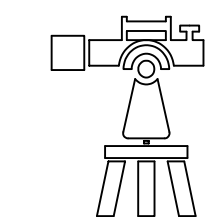
THENCE North 02° 32' 23" East, continuing with the west line of Lot 2, Block A, and the east line of said Complex 1 Addition, a distance of 737.29 feet to the **PLACE OF BEGINNING** containing 97,383.54 square feet or 2.235 acres of land.

Coordinates are based on the Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.

LIVE OAK CREEK ADDITION
VOLUME 2014, PAGE 244
O.P.R.C.C.T.

ZONING EXHIBIT
2.235 ACRES
JACOB DUNBAUGH SURVEY
ABSTRACT 257
CITY OF McKinNEY
COLLIN COUNTY, TEXAS

CASE # 16-182Z



PROBECK LAND SURVEYORS
PO BOX 550695
DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349
TBPLS FIRM 10042600

DATE: JUNE 21, 2016
SCALE: 1" = 60'
JOB NO.: 201662
SHEET: 1 OF 1
REVISED: N/A
DRAWN BY: L.A.P.
NON-TRANSFERABLE

RECEIVED
By Planning Department at 1:52 pm, Jul 05, 2016