



VICINITY MAP  
SCALE: 1" = 1000'

COMPLEX I ADDITION  
CAB. C. PG. 491  
P.R.C.C.T.

COMMUNITY AVENUE  
VOL. 2007 PG. 382  
L.R.C.C.T.

CALLED 0.049 ACRE  
CITY OF MCKINNEY  
INST. NO. 20070810001112552  
O.P.R.C.C.T.

COMPLEX I SOUTH ADDITION  
CAB. F. PG. 446  
P.R.C.C.T.

CAB. F. PG. 446  
P.R.C.C.T.

DEED LINES

P.O.B.

CALLED 11.997 ACRES  
NEXMETRO NORTHSIDE, LP  
INST. NO. 20160603000697390  
O.P.R.C.C.T.

**LEGAL DESCRIPTION**

**BEING** a tract of land situated in the Jacob Danbaugh Survey, Abstract No. 257, and in the Samuel McFall survey, Abstract No. 641, and being a portion of a called 53.019 acre tract of land conveyed to Wells Fargo Bank National Association, as evidenced in Special Trustee's Deed and Bill of Sale recorded in Instrument No. 20101209001349230 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the most northerly southeast corner of Lot 1, Complex I South addition, an addition to the City of McKinney, according to the Plat thereof recorded in Cabinet F, Page 446 of the Plat Records of Collin County, Texas, on the north line of a called 11.997 acre tract of land conveyed to Nexmetro Northside, L.P., as evidenced in Special Warranty Deed recorded in Instrument No. 20160603000697390 of the Official Public Records of Collin County, Texas;

**THENCE** North 01°54'56" East, departing the northerly line of said 11.997 acre tract, along the east line of said Lot 1, a distance of 96.09 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4701" found on the easterly right of way line of Community Avenue, a variable width right of way, recorded in Volume 2007, Page 382 of the Plat Records of Collin County, Texas;

**THENCE** North 29°09'21" East, departing the east line of said Lot 1 and along the easterly right of way line of said Community Avenue, a distance of 5.35 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the left having a central angle of 28°28'55", a radius of 640.00 feet, a chord bearing and distance of North 16°09'24" East, 314.88 feet;

**THENCE** in a northeasterly direction, continuing along the easterly right of way line of said Community Avenue, with said curve to the left, an arc distance of 318.15 feet to a 60D nail found at the end of the curve;

**THENCE** North 01°54'56" East, continuing along the easterly right of way line of said Community Avenue, a distance of 204.67 feet to a point for corner, being the southwest corner of a called Common Area of Live Oak Creek, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet S, Page 257 of the Plat Records of Collin County, Texas;

**THENCE** South 88°25'37" East, departing the easterly right of way line of said Community Avenue, along the southerly line of said Live Oak Creek Addition, a distance of 1390.41 feet to a 1/2-inch iron rod with a plastic cap stamped "DAA" found for the southeast corner of said Live Oak Addition, on the west line of Lot 1, Block A of Cameron Crossing, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet K, Page 441 of the Plat Records of Collin County, Texas;

**THENCE** South 03°37'15" West, along the west line of said Lot 1, Block A, a distance of 357.41 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 4701" found for the southwest corner of said Lot 1, Block A, on the northerly line of a called 7.304 acre tract of land conveyed to Mistletoe Heights, L.L.C., (also known as Dudley Family Partnership, Ltd. as per a Merger recorded in Instrument No. 20120821001235350) as evidenced in Special Warranty Deed recorded in Instrument No. 20061117001645440 of the Official Public Records of Collin County, Texas;

**THENCE** North 87°36'52" West, along the northerly line of said 7.304 acre tract, a distance of 355.23 feet to a 1/2-inch iron rod found for the northerly northwest corner of said 7.304 acre tract;

**THENCE** South 01°40'15" West, along the westerly line of said 7.304 acre tract, a distance of 258.06 feet to a point for corner, being the southeast corner of aforesaid 53.019 acre tract;

**THENCE** North 88°25'43" West, along the south line of said 53.019 acre tract, a distance of 1105.56 feet to the **POINT OF BEGINNING** and containing 17.65 acres (768,937 sq. ft.) of land, more or less.

17.65 ACRES  
768,937 SQ. FT.

CALLED 53.019 ACRES  
WELLS FARGO BANK NATIONAL ASSOCIATION  
INST. NO. 20101209001349230  
O.P.R.C.C.T.

J. DANBAUGH SURVEY,  
ABSTRACT NO. 257

CALLED 7.304 ACRES  
MISTLETOE HEIGHTS, L.L.C.  
INST. NO. 20061117001645440  
O.P.R.C.C.T.  
NOW KNOWN AS  
DUDLEY FAMILY PARTNERSHIP, LTD  
INST. NO. 20120821001035350  
O.P.R.C.C.T.

CALLLED 10.342 ACRES  
MCKINNEY 90 TOWNHOUSE, LLC  
INST. NO. 20140606000572760  
O.P.R.C.C.T.

S. McFALL SURVEY,  
ABSTRACT NO. 641

**ZONING EXHIBIT**  
17.65 ACRES  
J. DANBAUGH SURVEY, ABSTRACT NO. 257  
S. McFALL SURVEY, ABSTRACT NO. 641  
CITY OF MCKINNEY, COLLIN COUNTY,  
TEXAS

**RECEIVED**  
By Planning Department at 11:29 am, Oct 21, 2016

**Kimley»Horn**

5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	APS	KHA	OCT 2016	068151200	1 OF 1