

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

SEC STACY AND CUSTER

ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE
Designed by: LAW
Drawn by: CDR
Checked by: LAW
Date: AUGUST 2013
Project No. 000000-CLA

EXHIBIT

SITE DATA

EXISTING ZONING	CITY OF FRISCO
EXISTING LAND USE	UNDEVELOPED

SITE DATA

EXISTING ZONING	PD
EXISTING LAND USE	RETAIL

SITE DATA

EXISTING ZONING	PD
EXISTING LAND USE	UNDEVELOPED

SITE DATA

EXISTING ZONING	PD
EXISTING LAND USE	RETAIL

SITE DATA

EXISTING ZONING	PD
EXISTING LAND USE	RETAIL

SUBJECT SITE DATA TRACT 1

EXISTING ZONING	PD
EXISTING LAND USE	UNDEVELOPED
PROPOSED ZONING	BG
TOTAL ACRES	10.9 ACRES

SITE DATA

EXISTING ZONING	PD
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL

SITE DATA

EXISTING ZONING	PD
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL

SITE DATA

EXISTING ZONING	PD
EXISTING LAND USE	SINGLE-FAMILY RESIDENTIAL

STACY ROAD
(80' R.O.W.)
(30' UTILIMATE R.O.W. WIDTH)

STACY ROAD
(80' R.O.W.)
(30' UTILIMATE R.O.W. WIDTH)

CUSTER ROAD-F.M. 2478
(120' R.O.W.)
(130' UTILIMATE R.O.W. WIDTH)

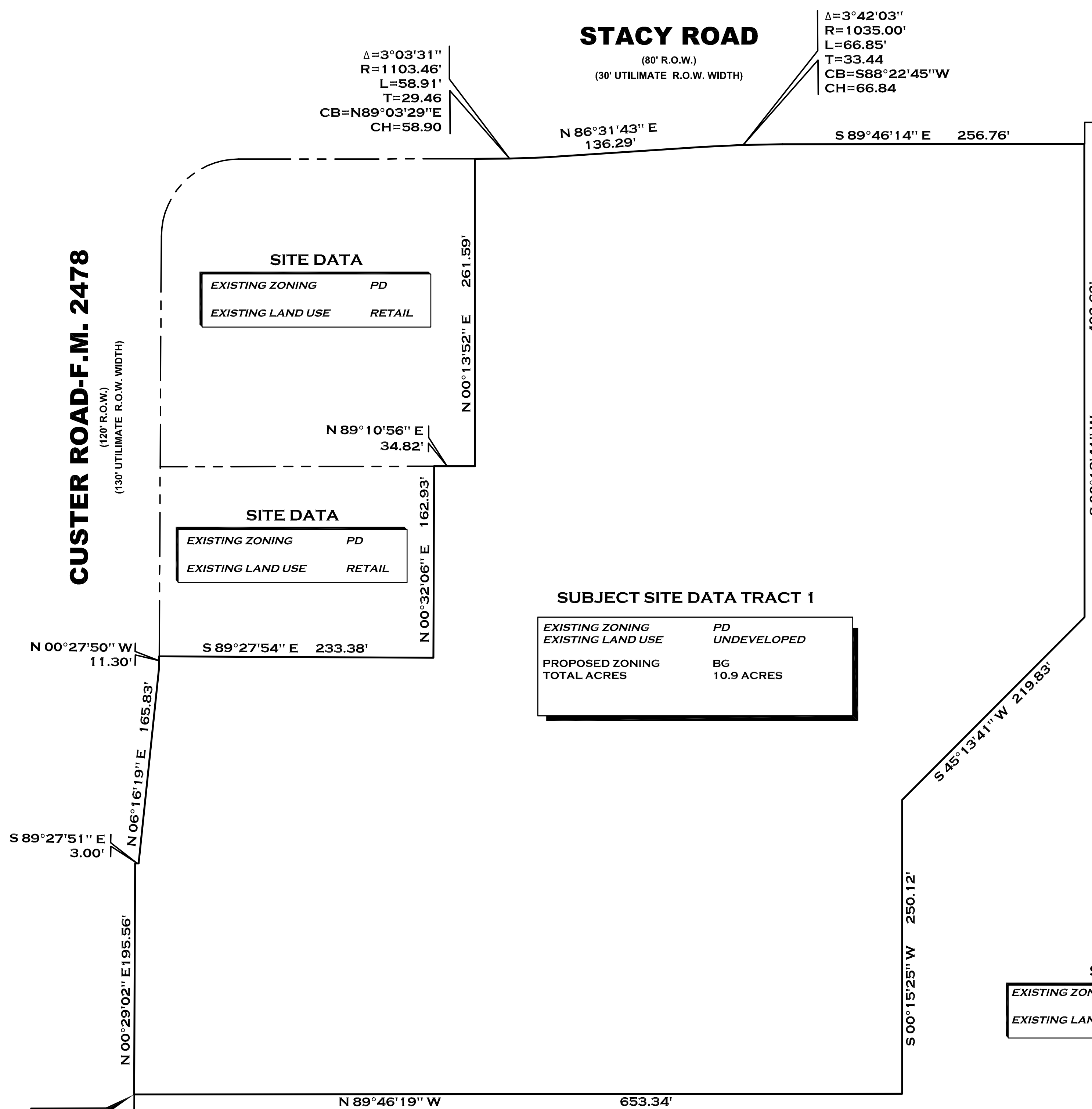
SITE DATA

EXISTING ZONING	CITY OF FRISCO
EXISTING LAND USE	UNDEVELOPED

SITE DATA

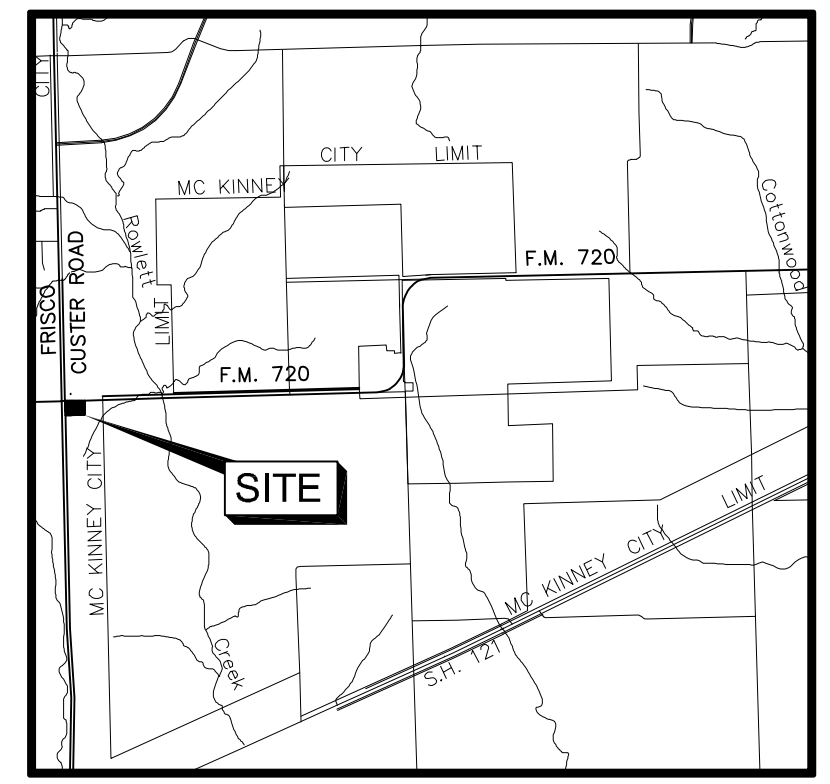
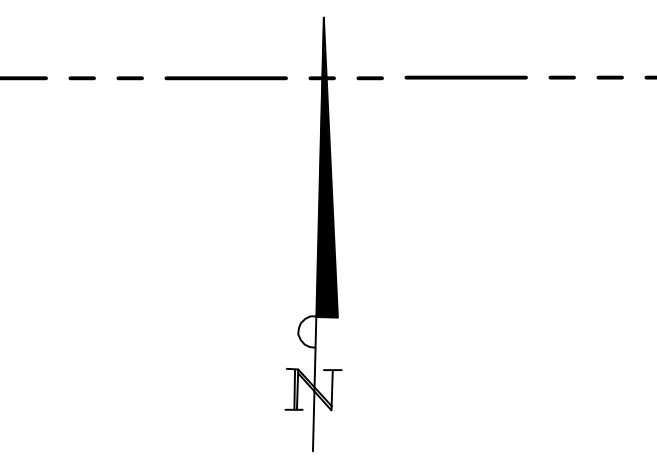
EXISTING ZONING	CITY OF FRISCO
EXISTING LAND USE	UNDEVELOPED

POINT OF BEGINNING



$\Delta=3^{\circ}42'03''$
 $R=1035.00'$
 $L=66.85'$
 $T=33.44$
 $CB=S88^{\circ}22'45''W$
 $CH=66.84$

$\Delta=3^{\circ}03'31''$
 $R=1103.46'$
 $L=58.91'$
 $T=29.46$
 $CB=N89^{\circ}03'29''E$
 $CH=58.90$



TRACT 1

WHEREAS, GREENWAY-CUSTER PARTNERS, L.P. is the owner of tract of land situated in the G. S. Baccus Survey, Abstract No. 95, Collin County, Texas and being a portion of that tract of land described in Warranty Deed to Greenway-Custer Partners, L.P. recorded in Collin County Clerk File No.94-0103349, Deed Records, Collin County, Texas, and also being all of Lot 2, Block A of CVS STACY CUSTER ADDITION, an addition to the City of McKinney according to the plat thereof recorded in Cabinet 2007, Page 332, Plat Records, Collin County, Texas (P.R.C.C.T.), said tract being more particularly described in metes and bounds as follows;

BEGINNING at a CIRS in the easterly right of way line of Custer Road (F.M. Highway No. 2478, a variable width right of way), and being the common west corner of said Lot 2 and of Lot 1, Block A of WELLSTONE AT CRAIG RANCH, an addition to the City of McKinney according to the plat thereof recorded in Cabinet 2006, Page 660, P.R.C.C.T.,

THENCE in a northerly direction along said east right of way line the following courses and distances:
 North 00° 29' 02" East, a distance of 195.56 feet to a "X" cut set in concrete;
 South 89° 27' 51" East, a distance of 3.00 feet to an "X" cut set in concrete;
 North 06° 16' 19" East a distance of 165.83 feet to a CIRS;
 North 00° 32' 06" East a distance of 11.30 feet to a CIRS for the southwest corner of Lot 3, Block A of CVS STACY CUSTER ADDITION;

THENCE South 89° 27' 54" East, departing said east line and along the south line of said Lot 3, a distance of 233.38 feet to a CIRS;

THENCE North 00° 32' 06" East, along the east line of said Lot 3, a distance of 162.93 to an "X" cut set in concrete;

THENCE North 89° 10' 56" East, along the north line of said Lot 3, a distance of 34.82 to an "X" cut set in concrete for the southeast corner of Lot 1, Block A of CVS STACY CUSTER ADDITION;

THENCE North 00° 13' 52" East, along the east line of said Lot 1, a distance of 261.59 feet to an "X" cut found in concrete and laying on the south right of way line of Stacy Road and being at the beginning of a curve to the left having a radius of 1103.50 feet and a chord which bears North 88° 03' 29" East a distance of 58.90 feet;

THENCE along said south right of way line the following courses and distances:
 Along said curve through a central angle of 03° 03' 31" for an arc distance of 58.91 feet to a CIRS;
 North 86° 31' 43" East a distance of 136.29 feet to an "X" cut set in concrete at the beginning of a curve to the right having a radius of 1035.00 feet and a chord which bears North 88° 22' 45" East a distance of 66.84 feet;
 Along said curve through a central angle of 03° 42' 03" for an arc distance of 66.85 feet to a CIRS;
 South 89° 46' 14" East a distance of 256.76 feet to a CIRS;

THENCE departing said south right of way line and in a southwesterly direction along the common line of Lot 2, Block A said CVS STACY CUSTER ADDITION and the aforementioned Lot 1, Block A of WELLSTONE AT CRAIG RANCH addition, the following courses and distance:

South 00° 13' 14" West, a distance of 402.62 feet to a CIRS;
 South 45° 13' 14" West, a distance of 219.83 feet to a CIRS;
 South 00° 15' 25" West, a distance of 250.12 feet to a CIRS;
 North 89° 46' 19" West a distance of 653.34 feet to the **POINT OF BEGINNING** and containing 477,828 square feet or 10.969 acres of land, more or less