

EXISTING ZONING : PD 1354
 PROPOSED ZONING : NEW PD

EXISTING ZONING : PD 1498
 PROPOSED ZONING : NEW PD

LEGAL DESCRIPTION
 16.4718 ACRES

BEING a tract of land situated in the W.D. Thompson Survey, Abstract No. 891, City of McKinney, Collin County, Texas and being all of the tract of land described in General Warranty Deed to Carleton GP II, Inc. recorded in Instrument No. 20110714000730680, Official Public Records of Collin County, Texas, being Lot 1, Block A, Saint June Addition, an addition to the City of McKinney, recorded in Cabinet F, Page 314 of the Map Records of Collin County, Texas and all of the tract of land described in Special Warranty Deed to Vincent J. Viola recorded in Instrument NO. 20070316000360850, Official Public Records of Collin County, Texas, being all of Lot 1-A, Block A, Wilson Place, an addition to the City of McKinney, recorded in Cabinet G, Page 498 of said Map Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northwest corner of said Lot 1, Block A and the intersection of the south right-of-way line Rockhill Road (60-foot wide right-of-way) and the east right-of-way line of Wilson Creek Boulevard (85-foot wide right-of-way);

THENCE with said south right-of-way line of Rockhill Road, South 88°34'25" East, a distance of 490.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the northeast corner of said Lot 1, Block A and the northwest corner of said Lot 1-A, Block A, from which a 5/8" iron rod with cap stamped "CBG Surveying" found bears South 74°10'23" East, a distance of 4.14 feet;

THENCE continuing with said south right-of-way line of Rockhill Road, South 88°09'47" East, a distance of 829.85 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1-A, Block A and the intersection of said south right-of-way line of Rockhill Road and the west right-of-way line of Graves Street (80-foot wide right-of-way);

THENCE with said west right-of-way line of Graves Street, South 0°19'30" West, a distance of 451.66 feet to a 1/2" iron rod found at the northeast corner of Lot 1-B, Block A of said Wilson Place Plat;

THENCE departing said west right-of-way line of Graves Street and with the north line of said Lot 1-B, Block A, North 88°08'42" West, a distance of 350.00 feet to a 1/2" iron rod found at the northwest corner of said Lot 1-B, Block A;

THENCE with the west line of said Lot 1-B, Block A, South 0°22'22" West, a distance of 200.00 feet to a 1/2" iron rod found for the southwest corner of said Lot 1-B, Block A, the southeast corner of said Lot 1-A, Block A and in the north line of Lot 2, Block A of Wilson Place, an addition to the City of McKinney, recorded in Cabinet F, Page 398 of said Map Records;

LEGAL DESCRIPTION CONTINUED

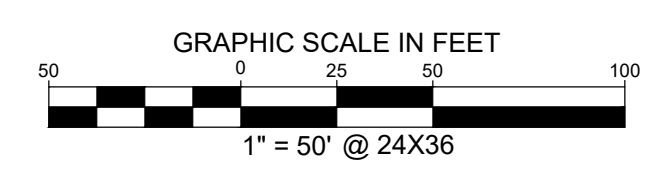
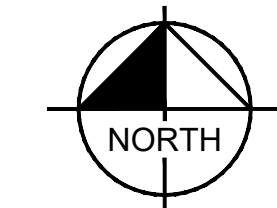
THENCE with the said north line of Lot 2, Block A, North 88°08'11" West, a distance of 433.69 feet to a 1/2" iron rod found at the southwest corner of said Lot 1-A, Block A, the northwest corner of said Lot 2, Block A and in the east line of Lot 6, Block A of Saint June Addition, an addition to the City of McKinney recorded in Cabinet L, Page 388, of said Map Records;

THENCE with the west line of said Lot 1-A, Block A the following courses and distances to wit:
 North 5°48'56" West, a distance of 53.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 55°40'23" West, a distance of 74.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
 North 2°57'43" East, a distance of 56.55 feet to a 1/2" iron rod found for the southeast corner of said Lot 1, Block A and the northeast corner of said Lot 6, Block A, from which a 1/2" iron rod found bears South 69°48'26" East, 3.24 feet from said corner;

THENCE departing said west line of Lot 1-A, Block A and with the south line of said Lot 1, Block A, North 88°32'32" West, a distance of 481.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 1, Block A, the northwest corner from said Lot 6, Block A and in said east right-of-way line of Wilson Creek Parkway, from which an "X" cut in concrete found bears North 87°25'08" West, a distance of 5.59 feet, a 1/2" iron rod found bears South 88°39'37" East, 2.58 feet and a 5/8" iron rod found bears North 89°09'52" East, 2.75 feet from said corner;

THENCE with said east right-of-way line of Wilson Creek Parkway, North 1°27'17" East, a distance of 501.44 feet to the **POINT OF BEGINNING** and containing 16.4718 acres or 717,512 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



ZONING EXHIBIT
 16.47 ACRES
 W.D. THOMPSON SURVEY, ABSTRACT NO. 891
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	LJG	JAD	JAN. 2019	064446465	1 OF 1