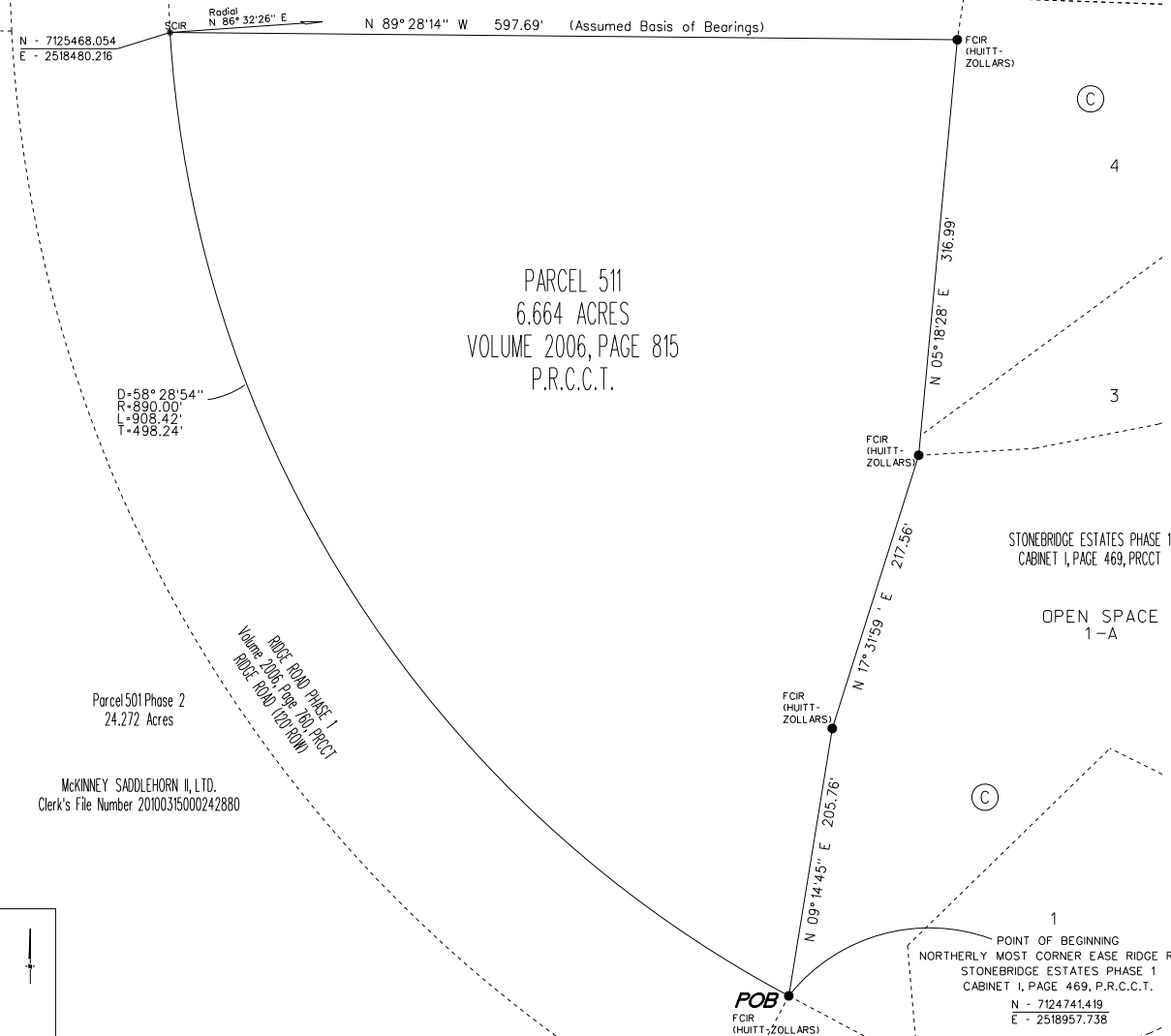


ESTATE OF ALLEEN CRUTCHER WYNN  
 Called 38.0 acres  
 Clerk's File Number 20100406000327360



**DESCRIPTION**

WHEREAS, JOHN MATHEWS, is the owner of PARCEL 511, according to the Final Boundary Plat thereof, as recorded in Volume 2006, Page 815, of the Plat Records of Collin County, Texas, which Final Boundary Plat further describes the hereon tract of land as follows:

ALL that certain tract of land situated in the J. R. GRAY SURVEY, ABSTRACT NUMBER 243, in the City of McKinney, Collin County, Texas, being part of TRACT 3A described in Special Warranty Deed from STONEBRIDGE RANCH DEVELOPMENT CORPORATION, a Delaware corporation, to WESTERRA STONEBRIDGE, L.P., a Delaware limited partnership, as filed for record under Clerk's File No. 96-0106740 of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGIN at a 1/2" capped iron rebar (HUETT-ZOLLARS) found for corner at the northerly most corner of East Ridge Road, according to the Final Plat of STONEBRIDGE ESTATES PHASE I, as filed for record in Cabinet I, Page 469, of the Plat Records of Collin County, Texas;

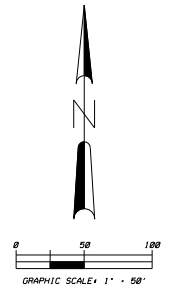
THENCE in a northerly direction, along the westerly boundary of said STONEBRIDGE ESTATES PHASE I, the following three (3) courses:

- 1.) N09°14'45"E, a distance of 205.76 feet to a 1/2" capped iron rebar (HUETT-ZOLLARS) found for corner;
- 2.) N17°31'59"E, a distance of 217.56 feet to a 1/2" capped iron rebar (HUETT-ZOLLARS) found for corner;
- 3.) N05°18'28"E, a distance of 316.99 feet

to a 1/2" capped iron rebar (HUETT-ZOLLARS) found for corner, said corner being on the southerly most north line of said TRACT 3A;

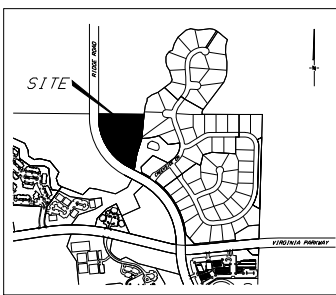
THENCE N09°28'14"W, along the southerly most north line of said TRACT 3A, a distance of 597.69 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) found for corner at the northeast corner of RIDGE ROAD PHASE I, according to the Record Plat thereof, as filed for record in Volume 2006, Page 780 of the Plat Records of Collin County, Texas, said point also being on the arc of a curve having a radius of 890.00 feet, a central angle of 58°28'54", and from which a radial line bears N89°52'20"E;

THENCE in a southerly direction, along the easterly boundary of said RIDGE ROAD PHASE I, and along the arc of said curve to the left, a distance of 908.42 feet back to the POINT OF BEGINNING and containing 6.664 acres of land, more or less.



**Legend**

- PARCEL BOUNDARY
- FOUND 1/2" IRON REBAR
- SET 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.)
- FCIR FOUND 1/2" CAPPED IRON REBAR (AS NOTED)
- FIR FOUND IRON REBAR (SIZE AS NOTED)
- SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- D CENTRAL ANGLE OF CURVE
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- ESMT. EASEMENT
- N - 1000000.00 STATE PLANE COORDINATES
- E - 1000000.00
- ◄ ROAD NAME CHANGE



Parcel 501 Phase 2  
 24.272 Acres  
 MCKINNEY SADDLEHORN II, LTD.  
 Clerk's File Number 20100315000242880

STONEBRIDGE ESTATES PHASE 1  
 CABINET I, PAGE 469, PRCCCT

OPEN SPACE  
 1-A

1  
 POINT OF BEGINNING  
 NORTHERLY MOST CORNER EAST RIDGE ROAD  
 STONEBRIDGE ESTATES PHASE 1  
 CABINET I, PAGE 469, P.R.C.C.T.  
 N - 7124741.419  
 E - 2518957.738

"RIDGE ROAD" (EXISTING)  
 EAST RIDGE ROAD (PLAT)  
 CABINET I, PAGE 469, P.R.C.C.T.  
 RIDGE ROAD (120' ROW)

**EXHIBIT C**

ZONING EXHIBIT  
 PARCEL 511

PREPARED FOR:  
 JOHN MATHEWS  
 605 PARK LAKE DR.  
 MCKINNEY, TEXAS 75070  
 (214) 827-6563

**PETSCH & ASSOCIATES, INC.**  
 PROFESSIONAL ENGINEERS - LAND SURVEYORS - DEVELOPMENT CONSULTANTS

2608 ELDORADO PARKWAY, SUITE 248, MCKINNEY, TEXAS 75070 (972) 562-9606

DRAWN BY:	DATE:	SCALE:	JOB NUMBER:	SHEET	OF
jdj	JAN 2011	1" = 50'	10-209	1	1
PREPARED BY:	CHECKED BY:				
wdk	wdk				