

TRACT 1:

Being a tract of land situated in the George F. Lucas Survey, Abstract No. 540 and the Oliver Hedgecoxe Survey, Abstract No. 392, and being a portion of a called 420.49 acre tract of land described by deed to TCI McKinney Ranch, Inc. recorded in Volume 6074, Page 6221 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for the southwest corner of Lot 1, Block A, T.C.I. McKinney Ranch Parkway Addition, an addition to the city of McKinney recorded in Volume 2008, Page 5 of the Plat Records of Collin County, Texas, also lying on the easterly line of McKinney Ranch Parkway, a 120.00 feet wide right-of-way;

THENCE along a curve to the right having a radius of 1440.00 feet, a central angle of 48 degrees 42 minutes 42 seconds, and a chord which bears North 59 degrees 36 minutes 20 seconds East, 1187.72 feet; in a northwesterly direction, an arc distance of 1224.26 feet to a 5/8 inch iron rod set for corner in the easterly line of McKinney Ranch Parkway;

THENCE North 81 degrees 46 minutes 04 seconds East along the easterly line of McKinney Ranch Parkway a distance of 119.80 feet to a 5/8 inch iron rod set for corner.

THENCE North 81 degrees 46 minutes 04 seconds East along the easterly line of McKinney Ranch Parkway a distance of 30.20 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the left having a radius of 1430.00 feet, a central angle of 4 degrees 35 minutes 53 seconds, and a chord which bears North 83 degrees 14 minutes 19 seconds East, 114.73 feet;

THENCE along said curve to the right in a northeasterly direction, an arc distance of 114.76 feet to a 5/8 inch iron rod set for corner in the southerly line of McKinney Ranch Parkway; at the beginning of a curve to the right having a radius of 250.00 feet, a central angle of 7 degrees 40 minutes 39 seconds, and a chord which bears North 89 degrees 22 minutes 35 seconds East, 33.47 feet.

THENCE South 86 degrees 47 minutes 06 seconds East a distance of 101.70 feet along the southerly line of McKinney Ranch Parkway to a 5/8 inch iron rod set for corner.

THENCE North 89 degrees 24 minutes 04 seconds East along the southerly line of McKinney Ranch Parkway a distance of 130.00 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the right having a radius of 67.00 feet, a central angle of 60 degrees 59 minutes 03 seconds, and a chord which bears South 80 degrees 06 minutes 25 seconds East, 67.99 feet.

THENCE along said curve to the right in a southeasterly direction, an arc distance of 71.31 feet to a 5/8 inch iron rod set for corner in the westerly line of Ridge Road;

THENCE South 07 degrees 24 minutes 46 seconds East a distance of 71.00 feet along the westerly line of Ridge road to a 5/8 inch iron rod set for corner.

THENCE South 00 degrees 37 minutes 13 seconds East along the westerly line of Ridge Road a distance of 360.46 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the right having a radius of 3040.00 feet, a central angle of 10 degrees 53 minutes 48 seconds, and a chord which bears South 04 degrees 49 minutes 42 seconds West, 577.29 feet;

THENCE along said curve to the right in a southwesterly direction, an arc distance of 578.16 feet along the westerly line of Ridge road to a 5/8 inch iron rod set for corner.

THENCE North 78 degrees 34 minutes 22 seconds West a distance of 705.49 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the right having a radius of 223.28 feet, a central angle of 12 degrees 36 minutes 47 seconds, and a chord which bears South 69 degrees 53 minutes 36 seconds East, 49.05 feet.

THENCE along said curve to the right in a southeasterly direction, an arc distance of 49.15 feet to a 5/8 inch iron rod set for corner in the northerly line of Stacy Road;

THENCE North 63 degrees 51 minutes 17 seconds West a distance of 670.16 feet to the point of beginning and containing 22.5 ACRES.

TRACT 2:

Being a tract of land situated in the George F. Lucas Survey, Abstract No. 540 and the Oliver Hedgecoxe Survey, Abstract No. 392, and being a portion of a called 420.49 acre tract of land described by deed to TCI McKinney Ranch, Inc. recorded in Volume 6074, Page 6221 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for the southerly end of a curve at the intersection of the westerly line of McKinney Ranch Parkway a 120.00 feet wide right-of-way with the northerly line of Stacy Road a 130.00 feet wide right-of-way;

THENCE along a curve to the right having a radius of 347.00 feet, a central angle of 11 degrees 37 minutes 58 seconds, and a chord which bears North 86 degrees 42 minutes 18 seconds West, 70.33 feet; in a northwesterly direction, an arc distance of 70.45 feet to a 5/8 inch iron rod set for corner in the northerly line of Stacy road;

THENCE along a curve to the left having a radius of 3575.00 feet, a central angle of 60 degrees 45 minutes 93 seconds, and a chord which bears North 82 degrees 35 minutes 21 seconds West, 212.17 feet; in a northwesterly direction, an arc distance of 212.21 feet to a 5/8 inch iron rod set for corner in the northerly line of Stacy road;

THENCE North 89 degrees 30 minutes 11 seconds West along the northerly line of Stacy Road a distance of 140.11 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the right having a radius of 3,565 feet, a central angle of 9 degrees 74 minutes 46 seconds, and a chord which bears North 86 degrees 48 minutes 24 seconds West;

THENCE along said curve to the right in a easterly direction, an arc distance of 34.11 feet to a 5/8 inch iron rod set for corner in the northerly line of Stacy Road; at the beginning of a curve to the left having a radius of 3565.00 feet, a central angle of 60 degrees 61 minutes 09 seconds, and a chord which bears North 88 degrees 47 minutes 08 seconds West, 212.10 feet;

THENCE along said curve to the right in a northwesterly direction, an arc distance of 212.13 feet to a 5/8 inch iron rod set for corner in the northerly line of Stacy Road;

THENCE North 45 degrees 27 minutes 40 seconds West a distance of 12.21 feet to a 5/8 inch iron rod set for corner.

THENCE North 00 degrees 25 minutes 57 seconds West a distance of 279.20 feet to a 5/8 inch iron rod set for corner.

THENCE North 89 degrees 24 minutes 04 seconds East a distance of 532.69 feet to a 5/8 inch iron rod set for corner.

THENCE North 25 degrees 45 minutes 03 seconds East a distance of 418.30 feet to a 5/8 inch iron rod set for corner.

THENCE South 62 degrees 39 minutes 20 seconds East a distance of 310.10 feet to a 5/8 inch iron rod set for corner.

THENCE South 12 degrees 46 minutes 25 seconds East along the westerly line of McKinney Ranch Parkway a distance of 24.22 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the left having a radius of 2,060.00 feet, a central angle of 11 degrees 51 minutes 24 seconds, and a chord which bears South 19 degrees 18 minutes 23 seconds West, 425.53 feet;

THENCE along said curve to the left in a southwesterly direction, an arc distance of 428.29 feet to a 5/8 inch iron rod set for corner in the westerly line of McKinney Ranch Parkway; at the beginning of a curve to the right having a radius of 345.94 feet, a central angle of 15 degrees 55 minutes 52 seconds, and a chord which bears South 21 degrees 20 minutes 36 seconds West, 95.88 feet;

THENCE along said curve to the left in a southwesterly direction, an arc distance of 96.19 feet to a 5/8 inch iron rod set for corner in the northerly line of Stacy Road; at the beginning of a curve to the right having a radius of 136.00 feet, a central angle of 58 degrees 10 minutes 10 seconds, and a chord which bears South 58 degrees 23 minutes 36 seconds West, 132.22 feet to the point of beginning and containing 8.87 ACRES.

TRACT 3:

Being a tract of land situated in the George F. Lucas Survey, Abstract No. 540 and the Oliver Hedgecoxe Survey, Abstract No. 392, and being a portion of a called 420.49 acre tract of land described by deed to TCI McKinney Ranch, Inc. recorded in Volume 6074, Page 6221 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for the northeast corner of a tract of land described by deed to GS McKinney Ranch, L.P., recorded in Instrument No. 20080131000120000 of the Official Public Records of Collin County, Texas, also lying on the westerly line of Ridge Road a variable width right-of-way;

THENCE South 35 degrees 01 minute 18 seconds West along the westerly line of Ridge Road a distance of 76.73 feet to a 5/8 inch iron rod set for corner;

THENCE South 38 degrees 50 minutes 39 seconds West along the westerly line of Ridge Road a distance of 150.00 feet to a 5/8 inch iron rod set for corner;

THENCE South 35 degrees 01 minute 18 seconds West along the westerly line of Ridge Road a distance of 100.00 feet to a 5/8 inch iron rod set for corner;

THENCE South 38 degrees 52 minutes 58 seconds West along the westerly line of Ridge Road a distance of 149.90 feet to a 5/8 inch iron rod set for corner;

THENCE South 34 degrees 58 minutes 48 seconds West along the westerly line of Ridge Road a distance of 130.11 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the right having a radius of 67.00 feet, a central angle of 61 degrees 12 minutes 06 seconds, and a chord which bears South 65 degrees 37 minutes 20 seconds West, 68.21 feet;

THENCE along said curve to the right in a southwesterly direction, an arc distance of 71.57 feet to a 5/8 inch iron rod set for corner in the northerly line of Stacy Road;

THENCE North 63 degrees 10 minutes 05 seconds West along the northerly line of Stacy Road a distance of 71.00 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the left having a radius of 3,565.00 feet, a central angle of 12 degrees 30 minutes 27 seconds, and a chord which bears North 64 degrees 12 minutes 24 seconds West, 776.68 feet;

THENCE along said curve to the left in a northwesterly direction, an arc distance of 778.23 feet to a 5/8 inch iron rod set for corner in the northerly line of Stacy Road;

THENCE North 67 degrees 50 minutes 24 seconds West along the northerly line of Stacy Road a distance of 150.00 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the left having a radius of 3,574.99 feet, a central angle of 2 degrees 15 minutes 46 seconds, and a chord which bears North 73 degrees 59 minutes 42 seconds West, 141.18 feet;

THENCE along said curve to the left in a northwesterly direction, an arc distance of 141.19 feet to a 5/8 inch iron rod set for corner in the northerly line of Stacy Road; at the beginning of a curve to the right having a radius of 64.00 feet, a central angle of 55 degrees 21 minutes 15 seconds, and a chord which bears North 47 degrees 26 minutes 55 seconds West, 59.45 feet;

THENCE along said curve to the right in a northwesterly direction, an arc distance of 61.83 feet to a 5/8 inch iron rod set for corner in the northerly line of Stacy Road;

THENCE North 03 degrees 39 minutes 37 seconds East along the easterly line of McKinney Ranch Parkway a distance of 63.00 feet to a 5/8 inch iron rod set for corner;

THENCE North 12 degrees 55 minutes 18 seconds East along the easterly line of McKinney Ranch Parkway a distance of 85.50 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the right having a radius of 1940.00 feet, a central angle of 13 degrees 19 minutes 40 seconds, and a chord which bears North 19 degrees 35 minutes 08 seconds East, 450.26 feet;

THENCE along said curve to the right in a northeasterly direction, an arc distance of 451.27 feet to a 5/8 inch iron rod set for corner in the northerly line of McKinney Ranch Parkway;

THENCE North 26 degrees 14 minutes 59 seconds East along the easterly line of McKinney Ranch Parkway a distance of 169.25 feet to a 5/8 inch iron rod set for corner;

THENCE South 63 degrees 45 minutes 00 seconds East a distance of 896.60 feet to a 5/8 inch iron rod set for corner.

THENCE South 54 degrees 58 minutes 42 seconds East a distance of 554.74 feet to the point of beginning and containing 22.5 ACRES.

TRACT 4:

Being a tract of land situated in the George F. Lucas Survey, Abstract No. 540 and the Oliver Hedgecoxe Survey, Abstract No. 392, and being a portion of a called 420.49 acre tract of land described by deed to TCI McKinney Ranch, Inc. recorded in Volume 6074, Page 6221 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for the most westerly northwest corner of Saddle Club At McKinney Ranch Phase 1, an addition to the city of McKinney recorded in Instrument No. 200803370100001020 of the Official Public Records of Collin County, Texas, also lying on the easterly line of Ridge Road a variable width right-of-way;

THENCE along a curve to the left having a radius of 3160.00 feet, a central angle of 1 degrees 35 minutes 28 seconds, and a chord which bears North 02 degrees 22 minutes 19 seconds East, 87.75 feet; in a northwesterly direction, an arc distance of 87.75 feet to a 5/8 inch iron rod set for corner in the easterly line of Ridge road;

THENCE North 04 degrees 05 minutes 30 seconds East along the easterly line of Ridge road a distance of 150.00 feet to a 5/8 inch iron rod set for corner.

THENCE North 00 degrees 37 minutes 13 seconds West along the easterly line of Ridge road a distance of 100.00 feet to a 5/8 inch iron rod set for corner.

THENCE North 03 degrees 11 minutes 38 seconds East along the easterly line of Ridge road a distance of 150.33 feet to a 5/8 inch iron rod set for corner.

THENCE North 00 degrees 37 minutes 13 seconds West along the easterly line of Ridge Road a distance of 130.11 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the right having a radius of 67.00 feet, a central angle of 60 degrees 58 minutes 52 seconds, and a chord which bears South 29 degrees 52 minutes 13 seconds West, 67.99 feet;

THENCE along said curve to the right in a northeasterly direction, an arc distance of 71.31 feet to a 5/8 inch iron rod set for corner in the southerly line of McKinney Ranch Parkway;

THENCE North 82 degrees 35 minutes 15 seconds East along the southerly line of McKinney Ranch Parkway a distance of 113.15 feet to a 5/8 inch iron rod set for corner.

THENCE North 89 degrees 24 minutes 03 seconds East along the southerly line of McKinney Ranch Parkway a distance of 249.49 feet to a 5/8 inch iron rod set for corner.

THENCE North 87 degrees 39 minutes 55 seconds East along the southerly line of McKinney Ranch Parkway a distance of 161.95 feet to a 5/8 inch iron rod set for corner.

THENCE North 89 degrees 24 minutes 24 seconds East along the southerly line of McKinney Ranch Parkway a distance of 600.66 feet to a 5/8 inch iron rod set for corner.

THENCE South 00 degrees 47 minutes 32 seconds East a distance of 187.21 feet to a 5/8 inch iron rod set for corner.

THENCE North 88 degrees 42 minutes 57 seconds East a distance of 18.35 feet to a 5/8 inch iron rod set for corner.

THENCE South 01 degrees 10 minutes 07 seconds East a distance of 240.02 feet to a 5/8 inch iron rod set for corner.

THENCE South 88 degrees 49 minutes 53 seconds West a distance of 439.38 feet to a 5/8 inch iron rod set for corner.

THENCE South 01 degrees 10 minutes 07 seconds East a distance of 110.00 feet to a 5/8 inch iron rod set for corner.

THENCE South 88 degrees 48 minutes 53 seconds West a distance of 14.11 feet to a 5/8 inch iron rod set for corner; at the beginning of a curve to the left having a radius of 50.00 feet, a central angle of 138 degrees 24 minutes 35 seconds, and a chord which bears South 55 degrees 59 minutes 47 seconds West, 93.79 feet;

THENCE along said curve to the right in a southwesterly direction, an arc distance of 121.66 feet to a 5/8 inch iron rod set for corner;

THENCE South 88 degrees 49 minutes 53 seconds West a distance of 91.19 feet to a 5/8 inch iron rod set for corner.

THENCE South 01 degrees 10 minutes 07 seconds East a distance of 94.14 feet to a 5/8 inch iron rod set for corner.

THENCE South 88 degrees 48 minutes 53 seconds West a distance of 585.99 feet to the point of beginning and containing 15.5 ACRES.

Master Planning
Civil Engineering
Land Development

SANCHEZ
& ASSOCIATES

220 East Virginia Street
McKinney, TX 75069
Tel 469 454 5900
Fax 214 544 3200
Certificate of Registration No. F-8865

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

MCKINNEY RANCH TOWNHOME REZONE

ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE

Designed by: LAW

Drawn by: CDR

Checked by: LAW

Date: APRIL 2013

Project No. 02105-001

EXHIBIT