

**TRACT 1**  
**324.049 ACRES GROSS**  
**PROPOSED ZONING:**  
**SF-5**

**TRACT 2**  
**23.004 ACRES GROSS**  
**PROPOSED ZONING:**  
**C-2**

**TRACT 2**  
**LEGAL DESCRIPTION**  
 BEING that parcel of land located in the City of McKinney, Collin County, Texas, a part of the Malachi Tucker Survey, Abstract Number 904, a part of the HL Upsher Survey, Abstract Number 934, being a part of that called 38.48 acre tract of land described in deed Felix Chen and YCK Collin Properties 346, LLC., recorded in Document Number 2011030200227520, Deed Records Collin County, Texas, and being a part of that called 346.256 acre tract of land described in deed to Felix Chen and YCK Collin Properties 346, LLC., recorded in Document Number 2011030200227540, Deed Records Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod set at the southwest corner of that tract of land described in deed to Robert & Virginia Lemke recorded in Volume 5388, Page 6460, Deed Records Collin County, Texas, said point being in the north right-of-way line of U.S. Highway No. 380 (a variable width right-of-way);

THENCE along the north right-of-way line of U.S. Highway No. 380 as follows:  
 North 86 degrees 10 minutes 00 seconds West, 46.19 feet to a one-half inch iron rod set for corner;  
 South 88 degrees 00 minutes 12 seconds West, 516.45 feet to a one-half inch iron rod set for corner;  
 North 85 degrees 32 minutes 42 seconds West, 137.61 feet to a one-half inch iron rod set for corner;  
 South 88 degrees 03 minutes 43 seconds West, 461.59 feet to a one-half inch iron rod set for corner;  
 South 88 degrees 03 minutes 10 seconds West, 38.41 feet to a one-half inch iron rod set for corner;  
 South 80 degrees 08 minutes 42 seconds West, 111.40 feet to a five-eighths inch iron rod found for corner;  
 South 87 degrees 53 minutes 08 seconds West, 356.46 feet to a one-half inch iron rod set for corner;  
 North 47 degrees 52 minutes 25 seconds West, 146.00 feet to a one-half inch iron rod set for corner;  
 South 44 degrees 13 minutes 19 seconds West, 118.00 feet to a five-eighths inch iron rod found for corner;  
 South 88 degrees 00 minutes 12 seconds West, 289.40 feet to a one-half inch iron rod set for corner;

THENCE North 01 degrees 02 minutes 23 seconds West, 568.77 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 36 minutes 36 seconds East, 564.82 feet to a one-half inch iron rod set for corner;

THENCE South 01 degrees 29 minutes 00 seconds West, 30.84 feet to a one-half inch iron rod set for corner;

THENCE South 77 degrees 45 minutes 59 seconds East, 116.82 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 04 minutes 47 seconds East, 625.63 feet to a one-half inch iron rod set for corner;

THENCE South 77 degrees 41 minutes 13 seconds East, 130.82 feet to a one-half inch iron rod set for corner;

THENCE South 81 degrees 57 minutes 20 seconds East, 346.38 feet to a one-half inch iron rod set for corner;

THENCE South 64 degrees 02 minutes 34 seconds East, 146.94 feet to a point for corner;

THENCE South 79 degrees 49 minutes 29 seconds East, 95.79 feet to a one-half inch iron rod set for corner;

THENCE North 86 degrees 38 minutes 02 seconds East, 135.76 feet to a one-half inch iron rod set in the west line of said Lemke tract;

THENCE South 03 degrees 21 minutes 58 seconds East, 320.14 feet along the west line of said Lemke tract to the POINT OF BEGINNING and containing 1,002,036 square feet or 23,004 acres of land.

**BASIS OF BEARING:**  
 The basis of bearing is derived from GPS observations using the City of McKinney geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

LINE	BEARING	DISTANCE
L1	S01°29'00"W	30.84'
L2	S77°45'59"E	116.82'
L3	S77°41'13"E	130.82'
L4	S81°57'20"E	346.38'
L5	S64°02'34"E	146.94'
L6	S79°49'29"E	95.79'
L7	N86°38'02"E	135.76'

**TRACT 1**  
**LEGAL DESCRIPTION**  
 BEING that parcel of land located in the City of McKinney, Collin County, Texas, a part of the Malachi Tucker Survey, Abstract Number 904, and a part of the HL Upsher Survey, Abstract Number 934, being all of that called 38.48 acre tract of land described in deed to Felix Chen and YCK Collin Properties 346, LLC., recorded in Document Number 2011030200227520, Deed Records Collin County, Texas, and being a part of that called 346.256 acre tract of land described in deed to Felix Chen and YCK Collin Properties 346, LLC., recorded in Document Number 2011030200227540, Deed Records Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod set in the east line of said 346.256 acre tract of land, said point being in the west line of Summit View Lake, Phase One, an addition to the City of McKinney recorded in Cabinet Q, Page 497, Map Records Collin County, Texas, and said point being in the south right-of-way line of Wilmett Road (County Road 161, a variable width right-of-way);

THENCE South 00 degrees 39 minutes 28 seconds East, 2016.47 feet to a one-half inch iron rod set at the southwest corner of Summit View Lake, Phase Three, an addition to the City of McKinney, recorded in Volume 2009, Page 156, Official Public Records Collin County, Texas and said point being in the north line of Summit View Lake, Phase Two, an addition to the City of McKinney recorded in Volume 2009, Page 158, Official Public Records Collin County, Texas;

THENCE North 74 degrees 13 minutes 55 seconds West, 105.84 feet to a one-half inch iron rod set at the northwest corner of said Summit View Lake, Phase Two;

THENCE South 02 degrees 29 minutes 29 seconds West, 740.26 feet to a one-half inch iron rod set at the southwest corner of said Summit View Lake, Phase Two and said point being the northwest corner of Waterside Addition, an addition to the City of McKinney recorded in Volume 2006, Page 707, Official Public Records Collin County, Texas;

THENCE South 01 degrees 09 minutes 28 seconds West, 731.66 feet along the west line of said Waterside Addition to a one-half inch iron rod set for corner;

THENCE South 00 degrees 15 minutes 45 seconds West, 44.01 feet to a one-half inch iron rod set at the southwest corner of said Waterside Addition;

THENCE North 84 degrees 41 minutes 26 seconds East, 85.36 feet along the south line of said Waterside Addition to a one-half inch iron rod set for corner;

THENCE South 06 degrees 49 minutes 56 seconds East, 14.65 feet along the south line of said Waterside Addition to a one-half inch iron rod set at the northwest corner of Baylor Medical Center at McKinney, an addition to the City of McKinney recorded in Volume 2011, Page 235, Official Public Records Collin County, Texas;

THENCE South 03 degrees 38 minutes 53 seconds East, 711.30 feet along the west line of said Baylor Medical Center at McKinney to a one-half inch iron rod found at the northeast corner of that tract of land described in deed to Robert & Virginia Lemke recorded in Volume 5388, Page 6460, Deed Records Collin County, Texas;

THENCE South 89 degrees 14 minutes 00 seconds West, 170.14 feet to a one-half inch iron rod found for the northwest corner of said Robert & Virginia Lemke tract of land;

THENCE along the west line of said Robert & Virginia Lemke tract of land as follows:  
 South 07 degrees 54 minutes 19 seconds West, 179.56 feet to a one-half inch iron rod found for corner;  
 South 54 degrees 03 minutes 17 seconds West, 86.25 feet to a one-half inch iron rod found for corner;  
 South 03 degrees 21 minutes 58 seconds East, 283.53 feet to a one-half inch iron rod set for corner;

THENCE South 86 degrees 38 minutes 02 seconds West, 135.76 feet to a one-half inch iron rod set for corner;

THENCE North 79 degrees 49 minutes 29 seconds West, 95.79 feet to a one-half inch iron rod set for corner;

THENCE North 64 degrees 02 minutes 34 seconds West, 146.94 feet to a one-half inch iron rod set for corner;

THENCE North 81 degrees 57 minutes 20 seconds West, 346.38 feet to a one-half inch iron rod set for corner;

THENCE North 77 degrees 41 minutes 13 seconds West, 130.82 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 04 minutes 47 seconds West, 625.63 feet to a one-half inch iron rod set for corner;

THENCE North 77 degrees 45 minutes 59 seconds West, 116.82 feet to a one-half inch iron rod set for corner;

THENCE North 01 degrees 29 minutes 00 seconds East, 30.84 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 36 minutes 36 seconds West, 564.82 feet to a one-half inch iron rod set for corner;

THENCE South 01 degrees 02 minutes 23 seconds East, 568.77 feet to a one-half inch iron rod set for corner in the north right-of-way line of U.S. Highway No. 380;

THENCE South 88 degrees 00 minutes 12 seconds West, 487.60 feet along the north right-of-way line of U.S. Highway No. 380 to a point in Wilson Creek for corner;

THENCE along Wilson Creek as follows:  
 North 32 degrees 26 minutes 04 seconds West, 29.95 feet to a point for corner;  
 North 64 degrees 21 minutes 27 seconds West, 306.47 feet to a point for corner;  
 North 38 degrees 02 minutes 27 seconds West, 189.62 feet to a point for corner;  
 North 12 degrees 25 minutes 52 seconds West, 112.02 feet to a point for corner;  
 North 07 degrees 04 minutes 26 seconds West, 88.88 feet to a point for corner;  
 North 40 degrees 05 minutes 32 seconds West, 160.60 feet to a point for corner;

THENCE North 32 degrees 16 minutes 50 seconds East, 457.37 feet to a one-half inch iron rod set for corner;

THENCE North 57 degrees 43 minutes 10 seconds West, 251.16 feet to a one-half inch iron rod set for corner;

THENCE North 32 degrees 16 minutes 50 seconds East, 164.05 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 310.88 feet along a curve to the left having a central angle of 14 degrees 50 minutes 36 seconds, a radius of 1200.00 feet, a tangent of 156.31 feet, and whose chord bears North 24 degrees 51 minutes 32 seconds East, 310.01 feet to a one-half inch iron rod set for corner;

THENCE North 17 degrees 26 minutes 14 seconds East, 179.71 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 1514.22 feet along a curve to the left having a central angle of 43 degrees 22 minutes 45 seconds, a radius of 2000.00 feet, a tangent of 795.48 feet, and whose chord bears North 04 degrees 08 minutes 08 seconds West, 1478.31 feet to a one-half inch iron rod set for corner in the east line of a called 14.50 acre tract of land described in deed to Evelyn Elizabeth Gibson Valek and Wesley John Valek recorded in Document Number 93-0084317, Deed Records Collin County, Texas;

THENCE along the easterly line of said 14.50 acre tract of land as follows:  
 North 30 degrees 20 minutes 42 seconds East, 72.60 feet to a one-half inch iron rod set for corner;  
 North 30 degrees 18 minutes 02 seconds East, 280.96 feet to one-half inch iron rod set for corner;  
 North 11 degrees 23 minutes 54 seconds East, 307.44 feet to one-half inch iron rod set for corner;

THENCE North 11 degrees 20 minutes 41 seconds East, at 168.79 feet passing the northeast corner of said 14.50 acre tract of land and said point being the southeast corner of a called 12.00 acre tract of land described in deed to Armon Davis Gibson and Mary Ann Gibson recorded in Document Number 93-0084328, Deed Records Collin County, Texas, in all a total distance of 234.06 feet to a 60d nail found in a wooded fence post in the east line of said 12.00 acre tract of land;

THENCE North 04 degrees 05 minutes 02 seconds East, 231.51 feet along the east line of said 12.00 acre tract of land to a three-eighths inch iron rod found at the southeast corner of a called 4.000 acre tract of land described in deed to James H. Stidham and Linda Stidham recorded in Volume 2968, Page 321, Deed Records Collin County, Texas;

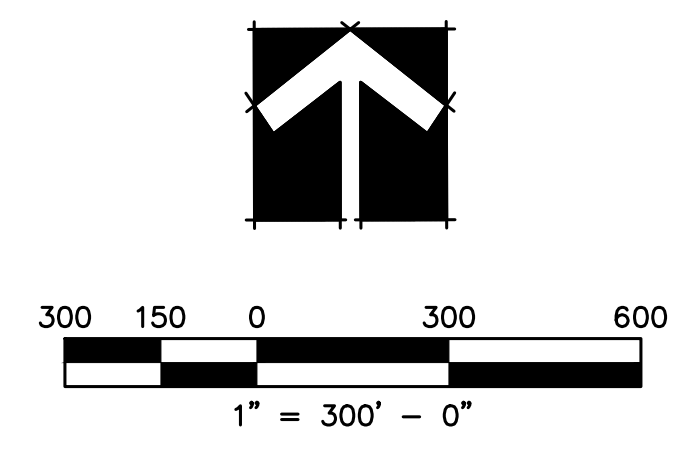
THENCE North 89 degrees 17 minutes 05 seconds East, 200.00 feet to a five-eighths inch iron rod found at the southeast corner of said 4.000 acre tract of land;

THENCE North 03 degrees 54 minutes 57 seconds East, 828.85 feet along the east line of said 4.000 acre tract of land to a five-eighths inch iron rod found in the south right-of-way line of Wilmett Road;

THENCE along the south right-of-way line of Wilmett Road as follows:  
 North 89 degrees 22 minutes 08 seconds West, 664.76 feet to a one-half inch iron rod set for corner;  
 North 89 degrees 57 minutes 07 seconds East, 1985.86 feet to the POINT OF BEGINNING and containing 14,115,568 square feet or 324.049 acres of land.

**BASIS OF BEARING:**  
 The basis of bearing is derived from GPS observations using the City of McKinney geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

LINE	BEARING	DISTANCE
L1	S03°21'58"E	283.53'
L2	S86°38'02"W	135.76'
L3	N79°49'29"W	95.79'
L4	N64°02'34"W	146.94'
L5	N81°57'20"W	346.38'
L6	N77°41'13"W	130.82'
L7	S89°04'47"W	625.63'
L8	N77°45'59"W	116.82'
L9	N01°29'00"E	30.84'



**347.053 ACRES OUT OF THE MALACHI TUCKER SURVEY, ABSTRACT NO. 904 AND THE HL UPSHER SURVEY, ABSTRACT NO. 934**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**FELIX Y. CHEN AND YU CHEN KUO** **OWNER**  
 1477 Cortez Avenue  
 Burlingame, CA 94010

**AMALGAMATED DEVELOPMENT, LP** **APPLICANT**  
 5055 Keller Springs Road, Suite 545  
 Addison, TX 75001

**JBI PARTNERS, INC.** **SURVEYOR/ENGINEER**  
 16301 Quorum Drive, Suite 200 B  
 Addison, Texas 75001  
 (972)248-7676  
 JULY 14, 2014  
 RESUBMITTED JULY 28, 2014  
 RESUBMITTED JANUARY 23, 2015  
 RESUBMITTED FEBRUARY 18, 2015

TBPE No. F-438 TBPLS No. 10076000

Plotted by: kpuugh Plot Date: 2/18/2015 2:01 PM