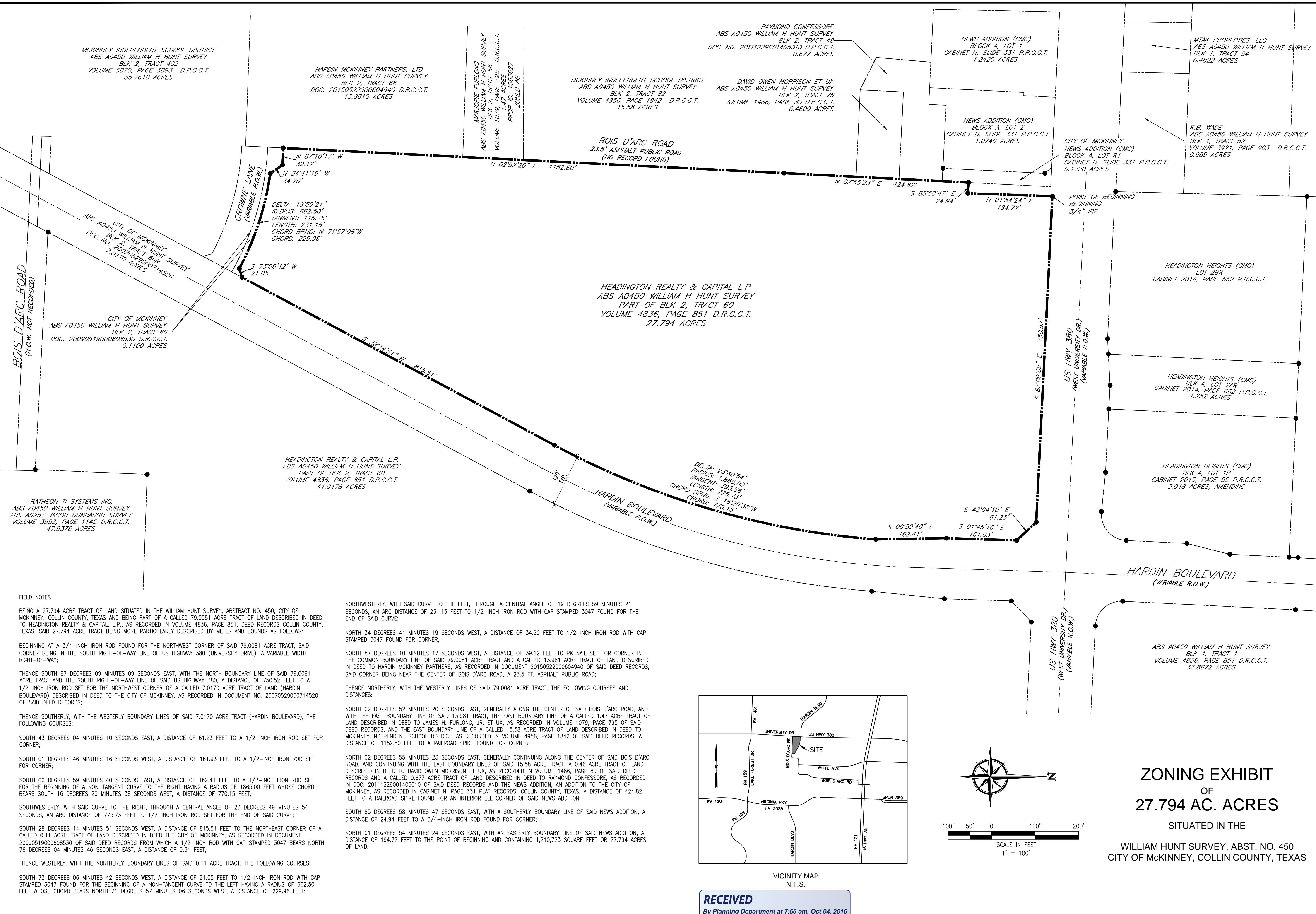


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 PLOT DATE: Wednesday, September 21, 2016 13:26:13
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FIELD NOTES

BEING A 27.794 ACRE TRACT OF LAND SITUATED IN THE WILLIAM HUNT SURVEY, ABSTRACT NO. 450, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PART OF A CALLED 79.0081 ACRE TRACT OF LAND DESCRIBED IN DEED TO HEADINGTON REALTY & CAPITAL, L.P., AS RECORDED IN VOLUME 4836, PAGE 851, DEED RECORDS COLLIN COUNTY, TEXAS, SAID 27.794 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 79.0081 ACRE TRACT, SAID CORNER BEING IN THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 380 (UNIVERSITY DRIVE), A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE SOUTH 87 DEGREES 09 MINUTES 09 SECONDS EAST, WITH THE NORTH BOUNDARY LINE OF SAID 79.0081 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 380, A DISTANCE OF 750.52 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF A CALLED 7.0170 ACRE TRACT OF LAND (HARDIN BOULEVARD) DESCRIBED IN DEED TO THE CITY OF MCKINNEY, AS RECORDED IN DOCUMENT NO. 20070529000714520, OF SAID DEED RECORDS;

THENCE SOUTHERLY, WITH THE WESTERLY BOUNDARY LINES OF SAID 7.0170 ACRE TRACT (HARDIN BOULEVARD), THE FOLLOWING COURSES:

SOUTH 43 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 61.23 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;

SOUTH 01 DEGREES 46 MINUTES 16 SECONDS WEST, A DISTANCE OF 161.93 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;

SOUTH 00 DEGREES 59 MINUTES 40 SECONDS EAST, A DISTANCE OF 162.41 FEET TO A 1/2-INCH IRON ROD SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1865.00 FEET WHOSE CHORD BEARS SOUTH 16 DEGREES 20 MINUTES 38 SECONDS WEST, A DISTANCE OF 770.15 FEET;

SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23 DEGREES 49 MINUTES 54 SECONDS, AN ARC DISTANCE OF 775.73 FEET TO THE END OF SAID CURVE;

SOUTH 28 DEGREES 14 MINUTES 51 SECONDS WEST, A DISTANCE OF 815.51 FEET TO THE NORTHEAST CORNER OF A CALLED 0.11 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF MCKINNEY, AS RECORDED IN DOCUMENT 20090519000608530 OF SAID DEED RECORDS FROM WHICH A 1/2-INCH ROD WITH CAP STAMPED 3047 BEARS NORTH 76 DEGREES 04 MINUTES 46 SECONDS EAST, A DISTANCE OF 0.31 FEET;

THENCE WESTERLY, WITH THE NORTHERLY BOUNDARY LINES OF SAID 0.11 ACRE TRACT, THE FOLLOWING COURSES:

SOUTH 73 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF 21.05 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 3047 FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 662.50 FEET WHOSE CHORD BEARS NORTH 71 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 229.96 FEET;

NORTHWESTERLY, WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19 DEGREES 59 MINUTES 21 SECONDS, AN ARC DISTANCE OF 231.13 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 3047 FOUND FOR THE END OF SAID CURVE;

NORTH 34 DEGREES 19 SECONDS WEST, A DISTANCE OF 34.20 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED 3047 FOUND FOR CORNER;

NORTH 87 DEGREES 10 MINUTES 17 SECONDS WEST, A DISTANCE OF 39.12 FEET TO PK NAIL SET FOR CORNER IN THE COMMON BOUNDARY LINE OF SAID 79.0081 ACRE TRACT AND A CALLED 13.981 ACRE TRACT OF LAND DESCRIBED IN DEED TO HARDIN MCKINNEY PARTNERS, AS RECORDED IN DOCUMENT 20150522000604940 OF SAID DEED RECORDS, SAID CORNER BEING NEAR THE CENTER OF BOIS D'ARC ROAD, A 23.5 FT. ASPHALT PUBLIC ROAD;

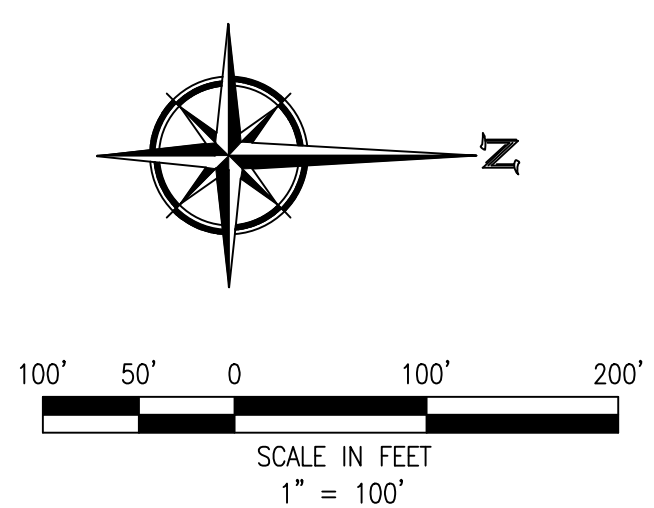
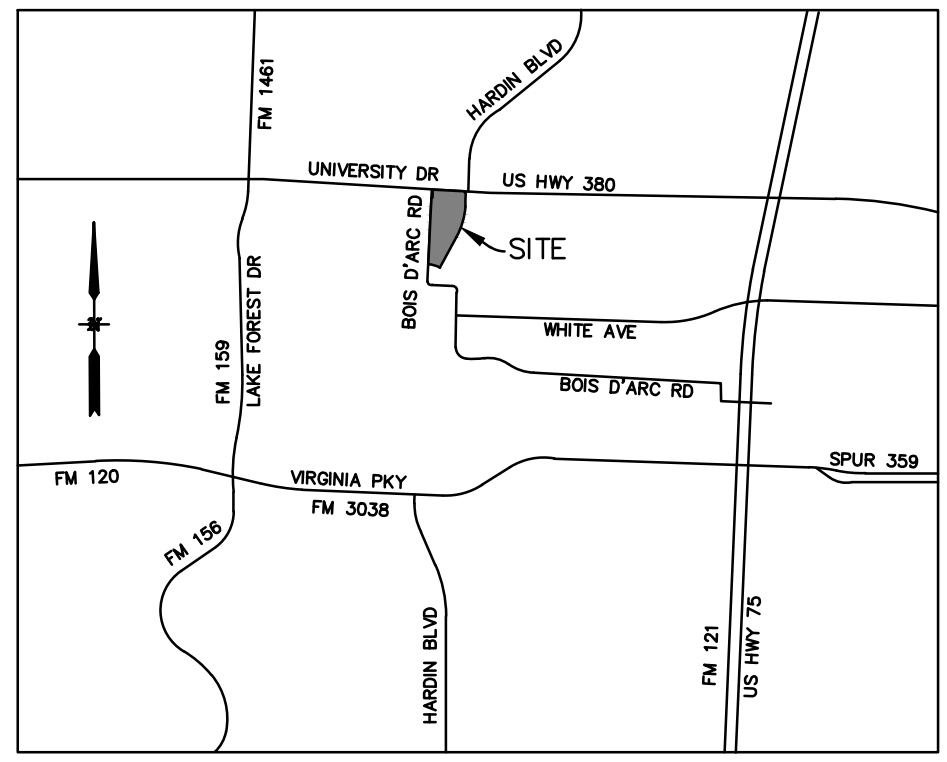
THENCE NORTHERLY, WITH THE WESTERLY LINES OF SAID 79.0081 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 02 DEGREES 52 MINUTES 20 SECONDS EAST, GENERALLY ALONG THE CENTER OF SAID BOIS D'ARC ROAD, AND WITH THE EAST BOUNDARY LINE OF SAID 13.981 TRACT, THE EAST BOUNDARY LINE OF A CALLED 1.47 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAMES H. FURLONG, JR. ET UX, AS RECORDED IN VOLUME 1079, PAGE 795 OF SAID DEED RECORDS, AND THE EAST BOUNDARY LINE OF A CALLED 15.58 ACRE TRACT OF LAND DESCRIBED IN DEED TO MCKINNEY INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN VOLUME 4956, PAGE 1842 OF SAID DEED RECORDS, A DISTANCE OF 1152.80 FEET TO A RAILROAD SPIKE FOUND FOR CORNER

NORTH 02 DEGREES 55 MINUTES 23 SECONDS EAST, GENERALLY CONTINUING ALONG THE CENTER OF SAID BOIS D'ARC ROAD, AND CONTINUING WITH THE EAST BOUNDARY LINES OF SAID 15.58 ACRE TRACT, A 0.46 ACRE TRACT OF LAND DESCRIBED IN DEED TO DAVID OWEN MORRISON ET UX, AS RECORDED IN VOLUME 1486, PAGE 80 OF SAID DEED RECORDS AND A CALLED 0.677 ACRE TRACT OF LAND DESCRIBED IN DEED TO RAYMOND CONFESSORE, AS RECORDED IN DOC. 20111229001405010 OF SAID DEED RECORDS AND THE NEWS ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, AS RECORDED IN CABINET N, PAGE 331 PLAT RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 424.82 FEET TO A RAILROAD SPIKE FOUND FOR AN INTERIOR CORNER OF SAID NEWS ADDITION;

SOUTH 85 DEGREES 58 MINUTES 47 SECONDS EAST, WITH A SOUTHERLY BOUNDARY LINE OF SAID NEWS ADDITION, A DISTANCE OF 24.94 FEET TO A 3/4-INCH IRON ROD FOUND FOR CORNER;

NORTH 01 DEGREES 54 MINUTES 24 SECONDS EAST, WITH AN EASTERLY BOUNDARY LINE OF SAID NEWS ADDITION, A DISTANCE OF 194.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,210,723 SQUARE FEET OR 27.794 ACRES OF LAND.



ZONING EXHIBIT
 OF
27.794 AC. ACRES
 SITUATED IN THE
 WILLIAM HUNT SURVEY, ABST. NO. 450
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

RECEIVED
 By Planning Department at 7:55 am, Oct 04, 2016

THE SUTZ GROUP
 DEVELOPMENT & SALE OF RETAIL PROPERTIES

1110 COWAN RD.
 CELINA, TX 75009

380 COMMONS
 @ **HEADINGTON HEIGHTS**
 SWC WEST UNIVERSITY DRIVE AND HARDIN BLVD.
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

Cabré & Associates
 Engineering & Surveying
 2201 Loop Plaza, Suite 102322
 Flower Mound, Texas 75022
 www.CabreandAssociates.com

ZONING EXHIBIT

DATE: SEPTEMBER 23, 2016

SCALE: 1" = 100'

JOB NUMBER: 15-13

DRAWING NUMBER: **ZE**