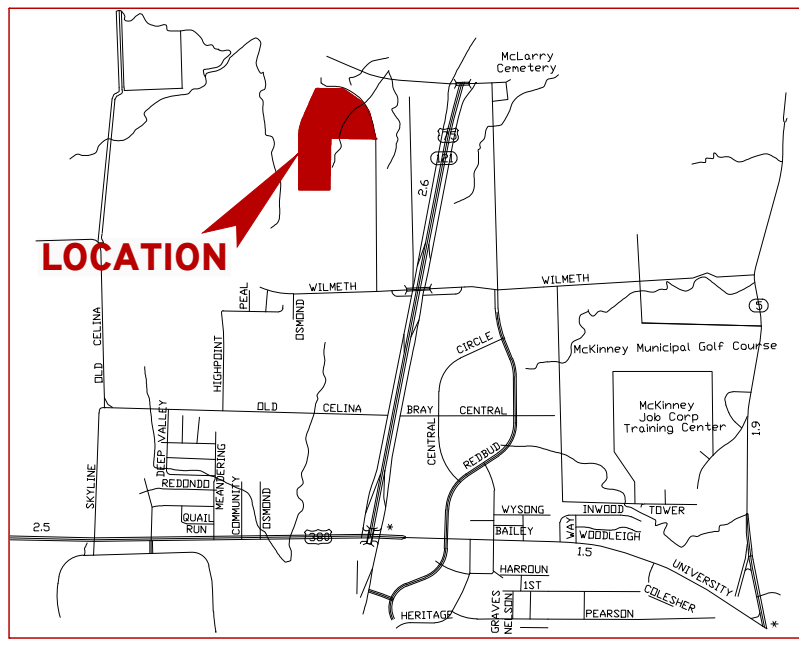


VICINITY (Not to Scale)



LOT 1, BLOCK 2, COLLIN COUNTY JUSTICE CENTER
CABINET H, PAGE 225, M.R.C.C.T.

Current Zoning - PD 1509

CREEK HOLLOW PHASE I
CAB. M. SL. 534, P.R.C.C.T.

COMMUNITY AVENUE
(A 40' public right-of-way)

JAMES PITTS DRIVE
(A variable width public right-of-way)

M HART SURVEY A-371
T McDONALD SURVEY A-576

BLOOMDALE ROAD

Current Zoning - PD 1509

ZONING EXHIBIT
CURRENT ZONING - PD ORDINANCE NO.1509
PROPOSED ZONING - PD TH-TOWNHOME AND MF3 - MULTIFAMILY
TOTAL ACREAGE - 28.248 ACRES

Arc - 121.48
Radius - 1980.00'
Delta - 3°30'55"
Chord - N 25°26'30" E
121.46'

Arc - 290.16
Radius - 700.00'
Delta - 22°45'00"
Chord - N 11°48'52" E
288.09'

N 89°12'37" W 739.87'

OWNER - CORBIN CAROLYN PITTS
INST. NO. 96-5083, D.R.C.C.T.
Current Zoning - AG

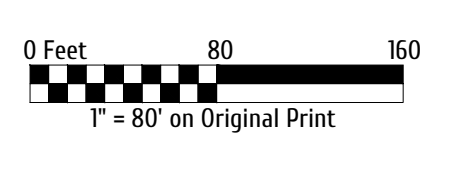
OWNER - GAZOM IDORSKI
INST. NO. 20190618000702050, D.R.C.C.T.
Current Zoning - PD 2020-02-014

OWNER - MCKINNEY ISD
INST. NO. 2004-0075101, P.R.C.C.T.
Current Zoning - PD 1509

CCC PARTNERSHIP LP

Current Zoning - PD 1509

JAMES PITTS DRIVE
(A variable width public right-of-way)



LEGAL DESCRIPTION: Being a tract of land out of the T.J. McDonald Survey, Abstract Number 576, said tract being called "Tract III" described in the deed to Wilmeth 337 Venture LTD, recorded as Instrument Number 96-0076384, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
Beginning at the most northwesterly corner of said tract, and being at the southerly right-of-way boundary of James Pitts Road,
Thence South 89 degrees 14 minutes 28 seconds East along the most northerly boundary of said tract a distance of 200.91 feet to an angle point;
Thence South 89 degrees 14 minutes 28 seconds East along the most northerly boundary of said tract a distance of 444.65 feet to an angle point;
Thence South 55 degrees 18 minutes 39 seconds East a distance of 355.48 feet;
Thence South 39 degrees 23 minutes 07 seconds East a distance of 210.90 feet;
Thence South 13 degrees 33 minutes 04 seconds East a distance of 461.83 feet to the most southeasterly corner of said tract;
Thence North 89 degrees 12 minutes 37 seconds West a distance of 739.87 feet for an angle point;
Thence South 01 degrees 12 minutes 08 seconds West a distance of 846.06 feet to the most southeasterly corner of said tract;
Thence South 89 degrees 56 minutes 21 seconds a distance of 500.38 feet to the most southwesterly corner of said tract, and being at the easterly right-of-way boundary of Community Avenue, an 40' public right-of-way;
Thence North 00 degrees 03 minutes 38 seconds West along said right-of-way boundary a distance of 880.01 feet to the beginning of a curve to the right with a radius of 700.00 feet, a delta angle of 23 degrees 45 minutes 00 seconds whose chord bears North 11 degrees 48 minutes 52 seconds East a distance of 288.09 feet
Thence with said curve an arc distance of 290.16 feet to the beginning of a curve to the right with a radius of 1980.00 feet, a delta angle of 03 degrees 30 minutes 55 seconds whose chord bears North 25 degrees 26 minutes 30 seconds a distance of 121.46 feet;
Thence with said curve an arc distance of 121.48;
Thence North 23 degrees 41 minutes 48 seconds a distance of 420.01 feet to the point of beginning containing 16.0052 acres of land, or 697187 square feet, more or less.

Thence South 89 degrees 14 minutes 28 seconds East along the most northerly boundary of said tract a distance of 200.91 feet to an angle point;
Thence South 55 degrees 18 minutes 39 seconds East a distance of 355.48 feet;
Thence South 39 degrees 23 minutes 07 seconds East a distance of 210.90 feet;
Thence South 13 degrees 33 minutes 04 seconds East a distance of 461.83 feet to the most southeasterly corner of said tract;
Thence North 89 degrees 12 minutes 37 seconds West a distance of 739.87 feet to the most southwesterly corner of said tract, and being the easterly right-of-way of Community Avenue, a 40' public right-of-way;
Thence North 00 degrees 03 minutes 38 seconds West a distance of 232.55 feet to the beginning of a non-tangent curve to the right with a radius of 1100.00 feet, a delta angle of 01 degrees 06 minutes 03 seconds whose chord bears South 23 degrees 08 minutes 21 seconds a distance of 21.13 feet
Thence North 23 degrees 41 minutes 22 seconds East a distance of 367.16 feet to the beginning of a curve to the left with a radius of 300.00 feet, a delta angle of 03 degrees 30 minutes 50 seconds whose chord bears South 12 degrees 13 minutes 27 seconds a distance of 119.26 feet;
Thence with said curve an arc distance of 120.06 feet to the point of beginning containing 12.2428 acres, or 533296 square feet, more or less.