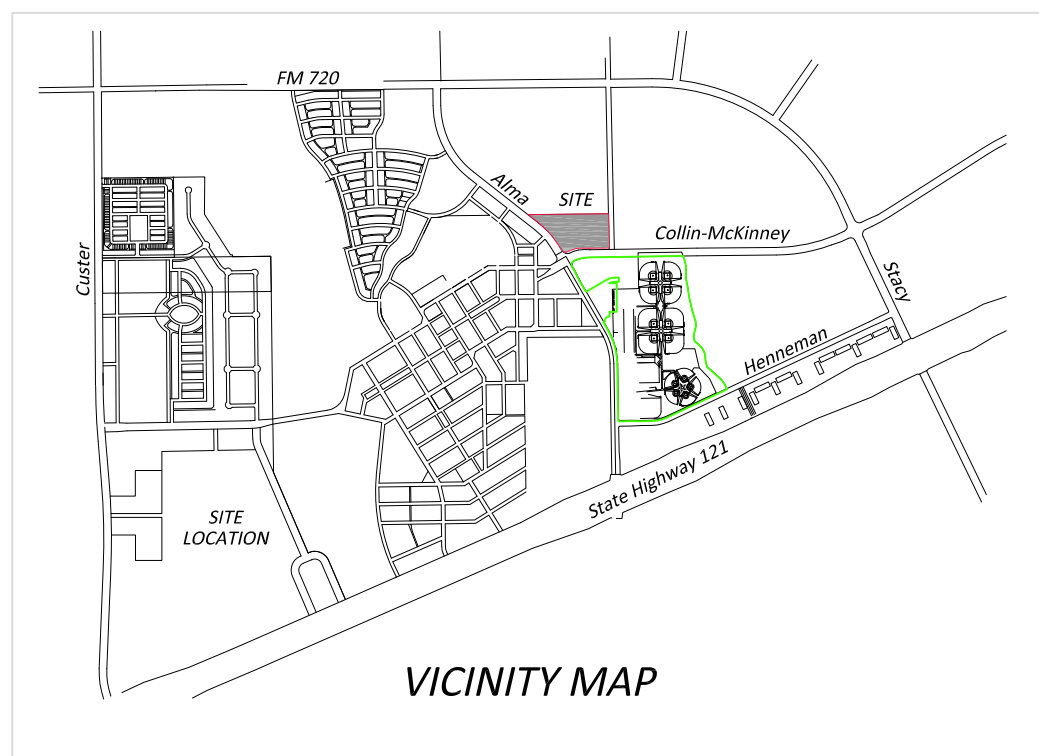
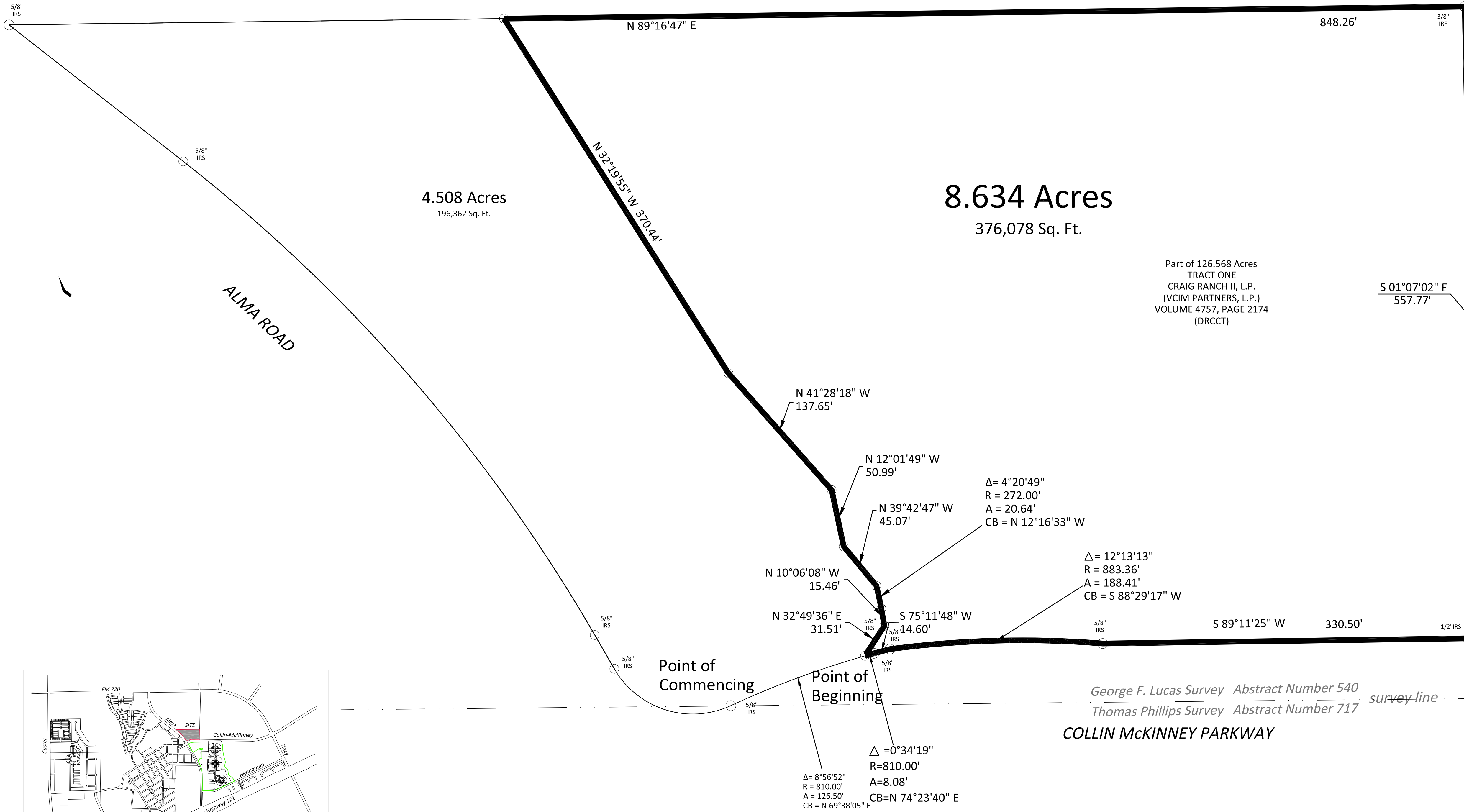


GEORGE F. LUCAS SURVEY
ABSTRACT NUMBER 540



FIELD NOTE DESCRIPTION

BEING a 8.634 acre tract of land situated in the George F. Lucas Survey Abstract No. 540 and the John Phillips Survey Abstract 718, the City of McKinney, Collin County, Texas and being a portion of a 126.568 acre tract of land Tract One Craig Ranch II, L.P. (VCIM Partners, L.P.) recorded in Volume 4757, Page 2174 Deed Records Collin County, Texas (DRCCT) and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod set at the intersection of the northerly line of Collin McKinney Parkway a variable width right of way and the easterly line of Alma Road a 120 feet wide right of way and being the beginning of a curve to the right having a radius of 810.00 feet and a chord bearing of NORTH 69°38'05" EAST;

THENCE along the northerly line of said Collin McKinney Parkway and along said curve through a central angle of 08°56'52" for an arc length of 126.50 feet to a 5/8 inch iron rod set for corner at the POINT OF BEGINNING;

THENCE NORTH 32°49'36" EAST a distance of 31.51 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 10°06'08" WEST a distance of 15.46 feet to a 5/8 inch iron rod set for corner and being the beginning of a curve to the left having a radius of 272.00 feet and a chord bearing of NORTH 12°16'33" WEST;

THENCE along said curve through a central angle of 04°2'49" for an arc length of 20.64 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 39°42'47" WEST a distance of 45.07 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 12°01'49" WEST a distance of 50.99 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 41°28'18" WEST a distance of 137.65 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 32°19'55" WEST a distance of 370.44 feet to a point for corner in the north line of said 126.568 acre tract and the south line of a 127.05 acre tract described in a deed to Paul Lehner recorded in Volume 1062, Page 107, Deed Records Collin County, Texas (DRCCT);

THENCE along the common line of said 126.568 acre tract and said 127.05 acre tract, NORTH 89°16'47" EAST a distance of 848.26 feet to a 3/8 inch iron rod found for corner at the northeast corner of said 126.658 acre tract and the approximate centerline of County Road 148;

THENCE along the approximate centerline of said County Road 148, SOUTH 01°07'02" EAST a distance of 557.77 feet to a 5/8 inch iron rod set for corner in the north line of said Collin McKinney Parkway;

THENCE along the northerly line of said Collin McKinney Parkway as follows:

SOUTH 89°11'25" WEST a distance of 330.50 feet to a point for corner and being the beginning of a non-tangent curve to the left having a radius of 883.36 feet and a chord bearing of SOUTH 88°29'17" WEST;

Along said curve through a central angle of 12°13'13" for an arc length of 188.41 feet to a point for corner;

SOUTH 75°11'48" WEST a distance of 14.60 feet to a point for corner and being the beginning of a non-tangent curve to the left having a radius of 810.00 feet and a chord bearing of SOUTH 74°23'40" WEST;

Along said curve through a central angle of 00°34'19" for an arc length of 8.08 feet to the POINT OF BEGINNING;

CONTAINING 8.634 acres 376,078 square feet of land more or less.

ZONING EXHIBIT
8.634 ACRES

GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
JOHN PHILLIPS SURVEY, ABSTRACT NO. 718
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Client: CRAIG INTERNATIONAL
6850 TPC DRIVE, SUITE 210
MCKINNEY, TEXAS 75070 972-529-1371

Scale: 1" = 50'	Checked By: A.J. Bedford
Date: February 28, 2017	P.C.: Cryer
Technician: Bedford	File: Alma-Collin McKinney Sec 2016-07-13
Drawn By: Bedford	Job No. 159-167

301 N. Alamo Road * Rockwall, Texas 75087
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Sheet: 1
Of: 1



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By Planning Department at 8:30 am, Mar 13, 2017