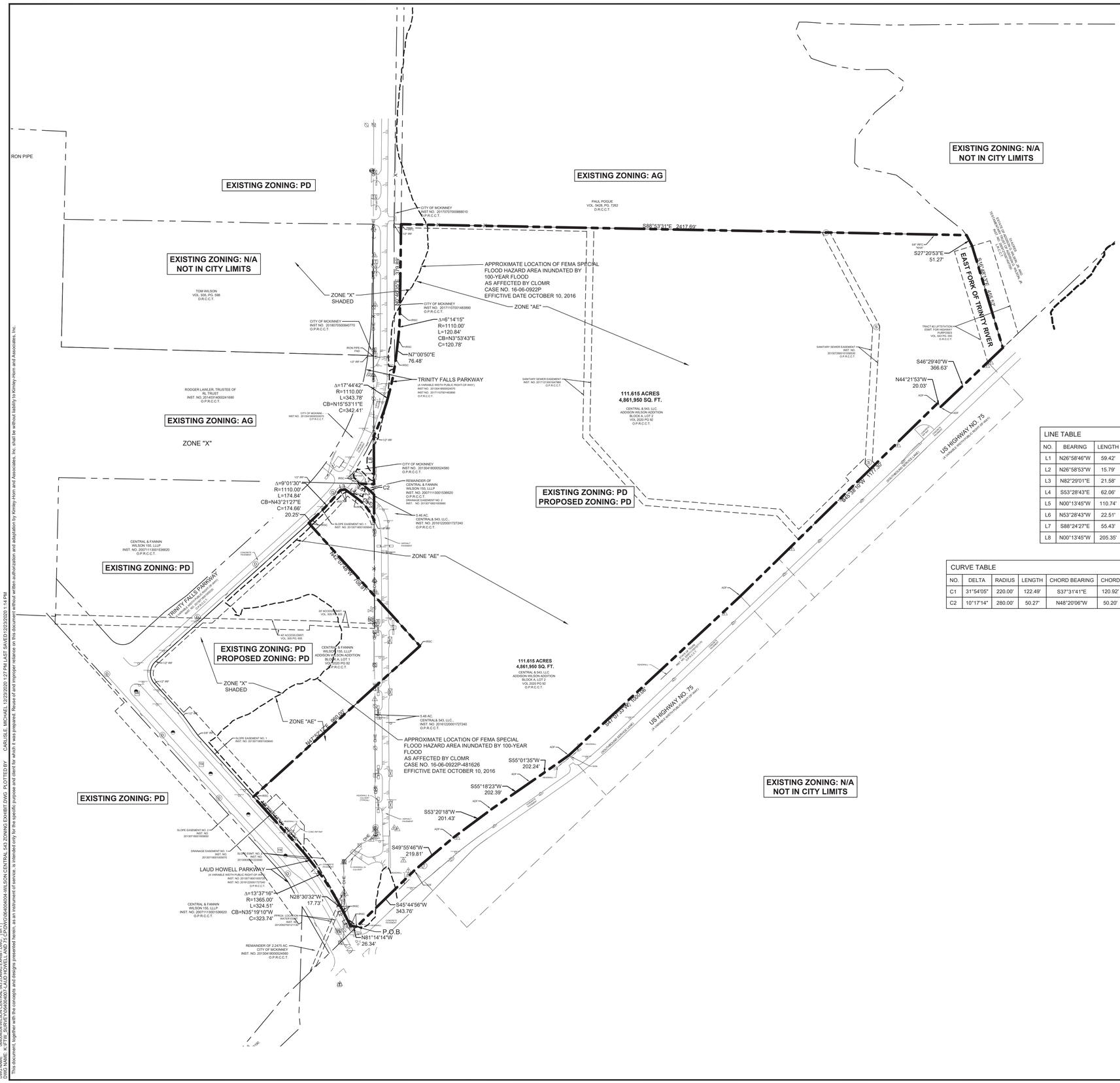
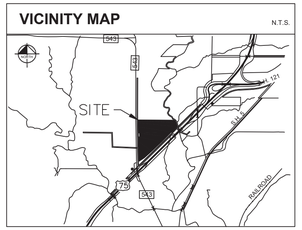


VICINITY MAP

N.T.S.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N26°58'46"W	59.42'
L2	N26°58'53"W	15.79'
L3	N82°29'01"E	21.58'
L4	S53°28'43"E	62.06'
L5	N00°13'45"W	110.74'
L6	N53°28'43"W	22.51'
L7	S88°24'27"E	55.43'
L8	N00°13'45"W	205.35'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	31°54'05"	220.00'	122.49'	S37°31'41"E	120.92'
C2	10°17'14"	280.00'	50.27'	N48°20'06"W	50.20'

LEGAL DESCRIPTION
111.588 ACRES

BEING a tract of land out of the Meredith Hart Survey, Abstract No. 371, in the City of McKinney, Collin County, Texas, being part of the 100.337 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20150925001222230 of the Official Public Records of Collin County, Texas, being all of the 0.81 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20161220001727240 of the Official Public Records of Collin County, Texas, being all of the 0.94 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20140822000902750 of the Official Public Records of Collin County, Texas, being all of the 0.86 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20140822000902980 of the Official Public Records of Collin County, Texas, being part of the 2.00 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20140822000902990 of the Official Public Records of Collin County, Texas, being part of the 1.04 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20160215000169120 of the Official Public Records of Collin County, Texas, being part of the 155.12 acre tract of land described in deed to Central & Fannin Wilson 155 LLLP, recorded in Instrument No. 20071113001536620 of the Official Public Records of Collin County, Texas, being part of the 5.46 acre tract of land described in deed to Central & 543, LLC recorded in Instrument No. 20161220001727240 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped KHA set at the intersection of the northwest right-of-way line of U.S. Highway No. 75 (variable with ROW) and the northeast right-of-way line of Laud Howell Parkway (variable width ROW);

THENCE with said northeast right-f-way line, the following courses and distances to wit:
North 81°14'14" West, a distance of 26.34 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 26°58'46" West, a distance of 59.42 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 26°58'53" West, a distance of 15.79 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 28°30'32" West, a distance of 17.73 feet to a 5/8" iron rod with a plastic cap stamped KHA set at the beginning of a tangent curve to the left having a central angle of 13°37'16", a radius of 1365.00 feet, a chord bearing and distance of North 35°19'10" West, 323.74 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 324.51 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 42°07'48" West, a distance of 276.23 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;

THENCE leaving said northeast right-of-way line, the following courses and distances to wit:
North 47°52'12" East, a distance of 960.00 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 42°07'48" West, a distance of 708.91 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner in the southeast right-of-way line of Trinity Falls Parkway (120' ROW at this point);

THENCE with said southeast right-of-way line, the following courses and distances to wit:
North 47°52'12" East, a distance of 20.25 feet to a 5/8" iron rod with a plastic cap stamped KHA set at the beginning of a tangent curve to the left having a central angle of 9°01'30", a radius of 1110.00 feet, a chord bearing and distance of North 43°21'27" East, 174.66 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 174.84 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 82°29'01" East, a distance of 21.58 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
South 53°28'43" East, a distance of 62.06 feet to a 5/8" iron rod with a plastic cap stamped KHA set at the beginning of a tangent curve to the right having a central angle of 31°54'05", a radius of 220.00 feet, a chord bearing and distance of South 37°31'41" East, 120.92 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 122.49 feet to a 1/2" iron rod found for corner in the west line of said 5.46 acre tract;

THENCE with said west line, North 0°13'45" West, a distance of 361.32 feet to a 1/2" iron rod found in the east right-of-way line of said Trinity Falls Parkway for the beginning of a non-tangent curve to the left having a central angle of 17°44'42", a radius of 1110.00 feet, a chord bearing and distance of North 15°53'11" East, 342.41 feet;

THENCE with said east right-of-way line, the following courses and distance to wit:
In a northeasterly direction, with said curve to the left, an arc distance of 343.78 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 7°00'50" East, a distance of 76.48 feet to a 5/8" iron rod with a plastic cap stamped KHA set at the beginning of a tangent curve to the left having a central angle of 6°14'15", a radius of 1110.00 feet, a chord bearing and distance of North 3°53'43" East, 120.78 feet;
In a northeasterly direction, with said curve to the left, an arc distance of 120.84 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
North 0°46'35" East, a distance of 379.89 feet to a 5/8" iron rod with a plastic cap stamped KHA found for corner in the north line of said 100.337 acre tract;

THENCE with said north line and along a fence, South 88°53'31" East, passing a 5/8" iron rod with a plastic cap stamped KHA found for reference at 2280.46 feet, in all a distance of 2417.69 feet to a point for corner in the centerline of the East Fork of the Trinity River;

THENCE along said centerline, the following course and distances to wit:
South 27°20'53" East, a distance of 51.27 feet to a point for corner;
South 16°48'13" East, a distance of 455.52 feet to a point for corner in the said northwest right-of-way line of U.S. Highway No. 75;

THENCE with said northwest right-of-way line, the following courses and distances to wit:
South 46°29'40" West, a distance of 366.63 feet to a TXDOT aluminum disk found for corner;
North 44°21'53" West, a distance of 20.03 feet to a TXDOT aluminum disk found for corner;
South 45°38'10" West, a distance of 948.74 feet to a TXDOT aluminum disk found for corner;
South 45°38'10" West, a distance of 228.56 feet to a TXDOT aluminum disk found for corner;
South 47°07'33" West, a distance of 1000.06 feet to a TXDOT aluminum disk found for corner;
South 55°01'35" West, a distance of 202.24 feet to a TXDOT aluminum disk found for corner;
South 55°18'23" West, a distance of 202.39 feet to a TXDOT aluminum disk found for corner;
South 53°20'18" West, a distance of 201.43 feet to a TXDOT aluminum disk found for corner;
South 49°55'46" West, a distance of 219.81 feet to a TXDOT aluminum disk found for corner;
South 45°44'56" West, a distance of 343.76 feet to the **POINT OF BEGINNING** and containing 111.588 acres or 4,860,785 square feet of land.

Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas State Plane Coordinate System of 1983, North Central Zone 4202 (North American Datum of 1983).The horizontal coordinates of this survey are local surface coordinates derived from McKinney monument 26 utilizing a combined scale factor of 0.999856823.

No.	REVISIONS	DATE	BY

Kimley»Horn
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KHA PROJECT	064004007
DATE	DEC 2020
SCALE	AS SHOWN
DESIGNED BY	MJC
DRAWN BY	MJC
CHECKED BY	JCR

US HWY 75 & LAUD HOWELL PKWY

MCKINNEY, TEXAS

McKINNEY Unique by nature.

ZONING EXHIBIT

SHEET NUMBER
EX-1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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LAST PLOTTED BY: CARLISLE, MICHAEL
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