



**BOUNDARY DESCRIPTION:**

Being a tract of land situated in the William H. Hunt Survey, Abstract No. 450, in the City of McKinney, County, Texas, and being a part of that tract of land described by deed to Kayasa Family, Ltd. tract, as recorded under Document No. 20080512000566040, of the Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeasterly corner of a Right-of-Way Dedication for Lake Forest Drive, to said Kayasa Family, Ltd., as recorded under Document No. 2008041000440860, D.R.C.C.T., same being the southwesterly corner of Lot 1, Block A of PHASE 1 HIGHRIDGE ADDITION, as recorded in Volume L, Page 868, of the Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE along the southerly line of said PHASE 1 HIGHRIDGE ADDITION, same being the northerly line of said Kayasa Family, Ltd. tract, the following courses and distances:

South 88°21'55" East, a distance of 390.35' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) at an angle point, said corner being in the southerly line of Lot 7, Block A, of said addition;

South 80°34'59" East, a distance of 354.68' to a 5/8" iron rod with a plastic cap found at an angle point, said corner being in the southerly line of Lot 14, Block A, of said addition;

South 56°41'08" East, a distance of 391.66' to a 1/2" iron rod with a plastic cap stamped "DCA" found at the southeasterly corner of said PHASE 1 HIGHRIDGE ADDITION, same being an "el" corner of said Kayasa Family Ltd. tract;

THENCE North 18°00'46" East, continuing along a common line between said PHASE 1 HIGHRIDGE ADDITION and Kayasa Family, Ltd. tract, a distance of 109.09' to a 1/2" iron rod with a plastic cap stamped "RPLS 4050" found for corner in the westerly line of a tract of land described by deed to South 720, L.P., as recorded in Volume 4665, Page 1247, D.R.C.C.T.;

THENCE along the common line between said Kayasa Family, Ltd. and South 720, L.P. tracts, the following courses and distances:

South 72°02'56" East, a distance of 99.44' to a 1/2" iron rod with a plastic cap stamped "DCA" found for corner;

South 00°39'14" West, a distance of 146.37' to a 1/2" iron rod found for corner;

South 89°20'46" East, a distance of 550.00' to a 5/8" iron rod with a plastic cap stamped "Carter Burgess" found at the most easterly northeast corner of said Kayasa Family, Ltd. tract, same being the northwesterly corner of a tract of land described by deed to Brinkman Ranches, L.P., as recorded in Volume 6067, Page 1320, D.R.C.C.T.;

THENCE South 00°11'29" West, along the common line between said Kayasa Family, Ltd. and Brinkman Ranches, L.P. tracts, a distance of 949.07' to a 5/8" iron rod found for the southeasterly corner of said Kayasa Family, Ltd. tract, same being the southwesterly corner of said Brinkman Ranches, L.P. tract, said corner also being in the northerly monumented line of U.S. Highway No. 380;

THENCE in a westerly direction, along said northerly monumented line of U.S. Highway No. 380, the following courses and distances:

North 87°11'01" West, a distance of 91.25' to a capped iron rod set at an angle point;

South 88°08'08" West, a distance of 550.82' to a 5/8" iron rod found at an angle point;

North 88°44'47" West, a distance of 1031.83' to a capped iron rod set at the southeasterly end of a corner clip at the intersection of said U.S. Highway No. 380 and the aforementioned easterly monumented line of Lake Forest Drive;

THENCE North 48°36'41" West, along said corner clip, a distance of 94.52' to a capped iron rod set in said easterly monumented line of Lake Forest Drive;

THENCE in a northerly direction, along said easterly monumented line of Lake Forest Drive, the following courses and distances:

North 00°09'52" West, a distance of 361.18' to a capped iron rod set at an angle point;

North 00°17'02" East, a distance of 880.08' to the POINT OF BEGINNING and containing 45.821 acres of land, more or less.

Exhibit B

**ZONING EXHIBIT**  
FOR  
**ZONING CASE # 12-109Z**  
45.821 ACRES OUT OF THE  
**WILLIAM H. HUNT SURVEY, ABST. NO. 450**  
**REQUEST FOR REZONING OF PD #1478**  
LOCATED IN THE  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**  
PREPARED: JUNE 21, 2012

ENGINEER:  
**BANNISTER**  
ENGINEERING  
2400 Hwy 287 N, Ste 110 | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10099 (TEXAS)  
CONTACT: JEFF LINDER

PROPERTY OWNER:  
KAYASA FAMILY, LTD.  
670 W. ARAPAHO #14  
RICHARDSON, TX 75080  
PH: (972) 644-4404