



BEING a tract of land situated in the Henry Slack Survey, Abstract No. 840, City of McKinney, Collin County, Texas, and being all of a called 11.982-acre tract of land as described in a Deed with Limited Warranty of Title to DHI Commercial-Westridge, LLC, as recorded in Volume 6051, Page 44 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap, stamped "JBI" found for the northwest corner of Lot CA-C2, Block C of The Reserve at Westridge Phase 19, an addition to the City of McKinney, Texas, according to the Record Plat recorded in Volume 2015, Page 266 of the Plat Records of Collin County, Texas, same being on the southerly line of Virginia Parkway, a variable width right of way as dedicated in Virginia Parkway Phase 5B an addition to the City of McKinney, Texas, according to the Record Plat recorded in Volume 2016, Page 178 of the Plat Records of Collin County, Texas;

THENCE South 00°04'12" West, departing the southerly line of said Virginia Parkway and along the west line of said Lot CA-C2, a distance of 937.06 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "JBI" found for the southwest corner of said Lot 2A-C2, same being on the northerly line of Lot 1, Block A of Sanctuary at Westridge, an addition to the City of McKinney, Texas, according to the Record Plat recorded in Volume 2018, Page 778 of the Plat Records of Collin County, Texas;

THENCE South 89°41'37" West, along the north line of said Lot 1, Block A, a distance of 554.13 feet to a 5/8-inch iron rod with a red plastic cap, stamped "SCI" found for the northwest corner of said Lot 1, Block A same being on the easterly line of Coit Road, a variable width right of way as dedicated in Coit Road South Right-of-Way Dedication, an addition to the City of McKinney, Texas, according to the Record Plat recorded in Volume 2016, Page 187 of the Plat Records of Collin County, Texas;

THENCE North 00°19'01" West, along the easterly line of said Coit Road, a distance of 591.99 feet to a point for corner;

THENCE North 03°30'20" East, continuing along the easterly line of said Coit Road, a distance of 149.95 feet to a point corner;

THENCE North 00°19'01" West, continuing along the easterly line of said Coit Road, a distance of 160.06 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "PETSCHÉ" found for corner on the southerly line of aforesaid Virginia Parkway;

THENCE North 44°52'57" East, along the southerly line of said Virginia Parkway, a distance of 56.36 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "PETSCHÉ" found for corner;

THENCE South 89°55'50" East, continuing along the southerly line of said Virginia Parkway, a distance of 159.64 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "PETSCHÉ" found for corner;

THENCE North 86°15'19" East, continuing along the southerly line of said Virginia Parkway, a distance of 150.33 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "PETSCHÉ" found for corner;

THENCE South 89°55'50" East, continuing along the southerly line of said Virginia Parkway, a distance of 54.39 feet to a point for corner;

ENGINEER
Kimley»Horn
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TEXAS REGISTERED ENGINEERING FIRM NO. F-928

OWNER
DHI COMMERCIAL - WESTRIDGE, LLC
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PHONE: 214-707-8252
CONTACT: ANDREW WILEY

NO.	REVISIONS	DATE	BY

Kimley»Horn
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PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
KHA PROJECT 063894002	04/01/2022	AS SHOWN	JCM	GHI	JCM

ZONING EXHIBIT

WESTRIDGE
PREPARED FOR
DHI
MCKINNEY
TEXAS

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