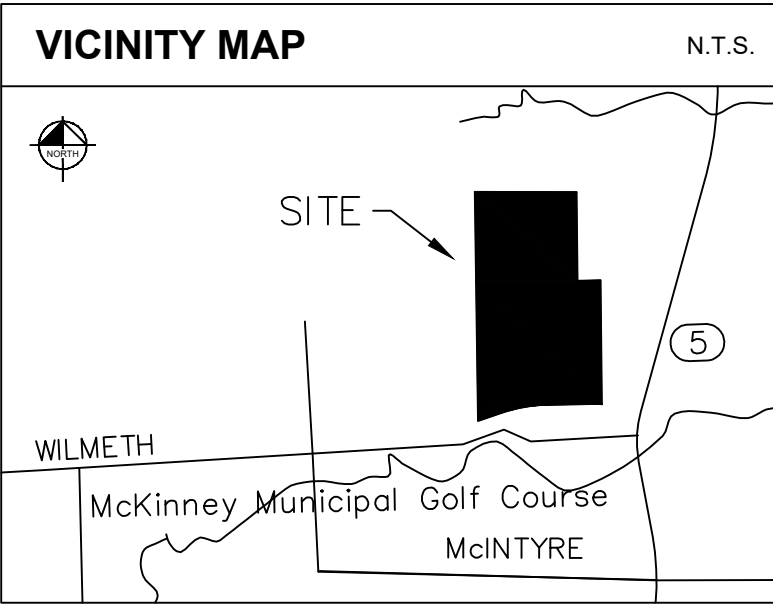
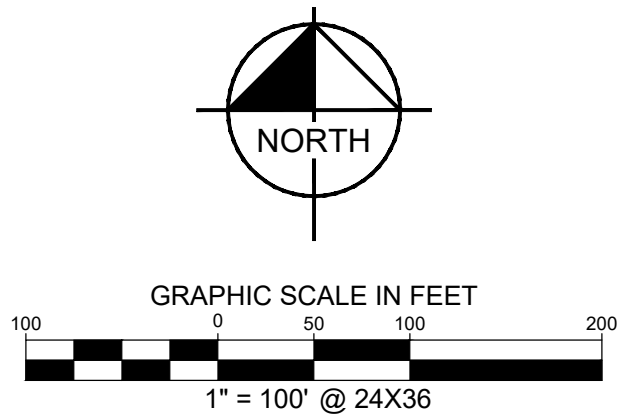


LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE



LEGAL DESCRIPTION:

BEING a 24.2042 acre (1,054,336 square foot) tract of land situated in the Tola Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas; said tract being all of that 13.2886 acre tract of land described in General Warranty Deed to H.K. New Hawaii Limited recorded in Volume 5848, Page 4409 of the Deed Records of Collin County, Texas; said tract also being part of that 12.889 acre tract of land described in General Warranty Deed to H.K. New Hawaii Limited recorded in Volume 5854, Page 2955 of said Deed Records; said tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with "GM GEER 3258" cap found in the north right-of-way line of Wilmeth Road (a variable width right-of-way); said point being the southeast corner of said 12.889 acre tract; said point also being in a curve to the left;

THENCE in a westerly direction along the said north line of Wilmeth Road, the following four (4) calls:

With said curve to the left, having a central angle of 4°17'48", a radius of 1,000.00 feet, an arc length of 74.99 feet and a long chord bearing and distance of North 88°52'04" West, 74.97 feet to a point for corner;

South 88°59'01" West, a distance of 274.66 feet to a 5/8-inch iron rod found at the beginning of a tangent curve to the left;

With said curve to the left, having a central angle of 17°48'46", a radius of 1,000.00 feet, at an arc length of 55.78 feet passing a 5/8-inch iron rod found for the southwest corner of said 12.889 acre tract and the southeast corner of said 13.2886 acre tract, continuing in all a total arc length of 310.89 feet and a long chord bearing and distance of South 80°04'38" West, 309.64 feet to a 5/8-inch iron rod found for corner;

South 71°10'15" West, a distance of 161.58 feet to a point for the southwest corner of said 13.2886 acre tract;

THENCE North 0°49'04" West, departing the said north line of Wilmeth Road, a distance of 1,492.93 feet to a 1/2-inch iron rod with "GM GEER 3258" cap found for the northwest corner of said 13.2886 acre tract;

THENCE South 89°46'30" East, at a distance of 405.61 feet passing a 1/2-inch iron rod found for the northeast corner of said 13.2886 acre tract and the northwest corner of said 12.889 acre tract, continuing in all a total distance of 663.38 feet to a 5/8-inch iron rod found for the northwest corner of that tract of land described in Correction Affidavit as to a Recorded Original Instrument to Crooked Creek, Inc. recorded in Instrument No. 20161116001559440 of the Official Public Records of Collin County, Texas;

THENCE South 0°36'11" East, along the west line of said Crooked Creek, Inc. tract, a distance of 576.34 feet to a 1/2-inch iron rod with "GM GEER 3258" cap found for the southwest corner of said Crooked Creek, Inc. tract;

THENCE North 89°03'24" East, along the south line of said Crooked Creek, Inc. tract, a distance of 150.00 feet to a point for corner;

THENCE South 0°36'11" East, a distance of 237.52 feet to a point for corner;

THENCE South 0°41'39" East, a distance of 569.97 feet to the **POINT OF BEGINNING** and containing 24.2042 acres or 1,054,336 square feet of land, more or less.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING EXHIBIT
24.2042 ACRE TRACT
TOLA DUNN SURVEY, ABSTRACT NO. 284
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

1	1/28/19	Addressed City review comments
No.	DATE	REVISION DESCRIPTION

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDP	MCB	12/05/2018	061303800	1 OF 1