VICINITY MAP N.T.S. LOT 3 HILL CREEK ADDITION LOT 3 LOT 2R, BLOCK A LOT 1R, BLOCK A CAB. L, PG. 608 MORROW ADDITION LOT 1R, BLOCK A MORROW ADDITION FIRST BAPTIST CHURCH OF McKINNEY M.R.C.C.T. CAB. H, PG. 764 MORROW ADDITION INST. NO. 2005-00119700 ADDITION M.R.C.C.T. INST. NO. 2005-00119700 M.R.C.C.T. VOL. 2007, PG. 60 McKINNEY APARTMENTS LP M.R.C.C.T. O.P.R.C.C.T. VOL. 4199, PG. 26 CRAIG & DIANA SMITH MORROW LIVING TRUST D.R.C.C.T. INST. NO. 94-0070474 MORROW LIVING TRUST VOL. 5378, PG. 5345 FIRST BAPTIST CHURCH OF McKINNEY D.R.C.C.T. VOL. 5378, PG. 5345 D.R.C.C.T. INST. NO. 95-0011356 EXISTING ZONING: PD (MULTI-FAMILY) D.R.C.C.T. O.P.R.C.C.T. EXISTING ZONING: RS-60 **EXISTING ZONING: RS-60** EXISTING ZONING: RS-60 EXISTING ZONING: PD 2000-08-058 P.O.B. — N:7123461.57 E:2538834.46 S88°34'25"E 490.5 S88°09'47"E 829.85' **EXISTING ZONING : PD 1354 EXISTING ZONING : PD 1498** PROPOSED ZONING: NEW PD PROPOSED ZONING: NEW PD LOT 1R, BLOCK B LOT 1, BLOCK A WILSON PLACE SAINT JUNE ADDITION VOL. 2015, PG. 13 CAB. F, PG. 314 LOT 1-A, BLOCK A M.R.C.C.T. M.R.C.C.T. WILSON PLACE McKINNEY BIBLE CHURCH CAB. G, PG. 498 INST. NO. 20150108010000110 M.R.C.C.T. O.P.R.C.C.T. EXISTING ZONING: PD 1498 N88°08'42"W 350.00' N88°32'32"W 481.46' N2°57'43"E 56.55'— LOT 1-B, BLOCK A WILSON PLACE LOT 6, BLOCK A CAB. G, PG. 498 SAINT JUNE ADDITION M.R.C.C.T. CAB. L, PG. 388 M.R.C.C.T. **EXISTING ZONING:** PD 1705 (MULTI-FAMILY) **EXISTING ZONING:** PD 1354 (MULTI-FAMILY) N5°48'56"W— 53.20' LEGAL DESCRIPTION N88°08'11"W 433.69 16.4718 ACRES N:7122782.44 **BEING** a tract of land situated in the W.D. Thompson Survey, Abstract No. 891, City of McKinney, Collin County, Texas and being all of the tract LOT 2, BLOCK A of land described in General Warranty Deed to Carleton GP II, Inc. recorded in Instrument No. 20110714000730680, Official Public Records of WILSON PLACE Collin County, Texas, being Lot 1, Block A, Saint June Addition, an addition to the City of McKinney, recorded in Cabinet F, Page 314 of the Map CAB. F, PG. 398 Records of Collin County, Texas and all of the tract of land described in Special Warranty Deed to Vincent J. Viola recorded in Instrument NO. M.R.C.C.T. 20070316000360850, Official Public Records of Collin County, Texas, being all of Lot 1-A, Block A, Wilson Place, an addition to the City of McKinney, recorded in Cabinet G, Page 498 of said Map Records and being more particularly described as follows: LEGAL DESCRIPTION CONTINUED BEGINNING at a 1/2" iron rod found at the northwest corner of said Lot 1, Block A and the intersection of the south right-of-way line Rockhill Road THENCE with the said north line of Lot 2, Block A, North 88°08'11" West, a distance of 433.69 feet to a 1/2" iron rod found at the southwest corner of said Lot 1-A, Block A, the northwest corner of said Lot 2, Block A and in the east line of Lot 6, Block A of Saint June Addition, an addition to the (60-foot wide right-of-way) and the east right-of-way line of Wilson Creek Boulevard (85-foot wide right-of-way); City of McKinney recorded in Cabinet L, Page 388, of said Map Records; **ZONING EXHIBIT** THENCE with said south right-of-way line of Rockhill Road, South 88°34'25" East, a distance of 490.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the northeast corner of said Lot 1, Block A and the northwest corner of said Lot1-A, Block A, from which a 5/8" iron rod with **THENCE** with the west line of said Lot 1-A, Block A the following courses and distances to wit: 16.47 ACRES cap stamped "CBG Surveying" found bears South 74°10'23" East, a distance of 4.14 feet; North 5°48'56" West, a distance of 53.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner; North 55°40'23" West, a distance of 74.65 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner; W.D. THOMPSON SURVEY, ABSTRACT NO. 891 THENCE continuing with said south right-of-way line of Rockhill Road, South 88°09'47" East, a distance of 829.85 feet to a 5/8" iron rod with North 2°57'43" East, a distance of 56.55 feet to a 1/2" iron rod found for the southeast corner of said Lot 1, Block A and the northeast corner plastic cap stamped "KHA" set for the northeast corner of said Lot 1-A, Block A and the intersection of said south right-of-way line of Rockhill Road of said Lot 6, Block A, from which a 1/2" iron rod found bears South 69°48'26" East, 3.24 feet from said corner; CITY OF McKINNEY, COLLIN COUNTY, TEXAS and the west right-of-way line of Graves Street (80-foot wide right-of-way); **THENCE** departing said west line of Lot 1-A, Block A and with the south line of said Lot 1, Block A, North 88°32'32" West, a distance of 481.46 **THENCE** with said west right-of-way line of Graves Street, South 0°19'30" West, a distance of 451.66 feet to a 1/2" iron rod found at the northeast feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 1, Block A, the northwest corner from said corner of Lot 1-B, Block A of said Wilson Place Plat; Lot 6, Block A and in said east right-of-way line of Wilson Creek Parkway, from which an "X" cut in concrete found bears North 87°25'08" West, a distance of 5.59 feet, a 1/2" iron rod found bears South 88°39'37" East, 2.58 feet and a 5/8" iron rod found bears North 89°09'52" East, 2.75 feet THENCE departing said west right-of-way line of Graves Street and with the north line of said Lot 1-B, Block A, North 88°08'42" West, a distance from said corner; of 350.00 feet to a 1/2" iron rod found at the northwest corner of said Lot 1-B, Block A; THENCE with said east right-of-way line of Wilson Creek Parkway, North 1°27'17" East, a distance of 501.44 feet to the POINT OF BEGINNING THENCE with the west line of said Lot 1-B, Block A, South 0°22'22" West, a distance of 200.00 feet to a 1/2" iron rod found for the southwest and containing 16.4718 acres or 717,512 square feet of land. Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820 corner of said Lot 1-B, Block A, the southeast corner of said Lot 1-A, Block A and in the north line of Lot 2, Block A of Wilson Place, an addition to Copyright © 2019 <u>Date</u> <u>Scale</u> <u>Drawn by</u> Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. the City of McKinney, recorded in Cabinet F, Page 398 of said Map Records; nley-Horn and Associates, Inc 1" = 50' LJG JAN. 2019 064446465 All rights reserved