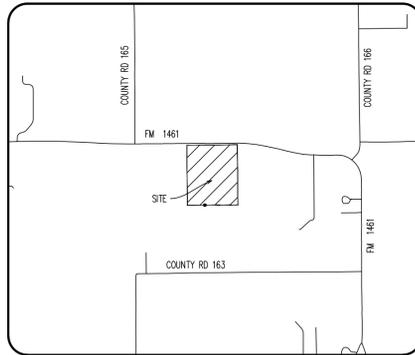


Basis of bearing: State Plane
 Coordinate System, Texas North
 Central Zone 4202, North American
 Datum of 1983, Adjustment
 Realization 2011.



LOCATION MAP
 1" = 4000'

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Joel F. Stewart Survey, Abstract No. 838, City of McKinney, Collin County, Texas, being the remainder of a tract described as Tract 5, conveyed to Sheryl Lynn Bates, by deed recorded in Document No. 2022000161867 of the Official Public Records of Collin County, Texas with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found at the southeast corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2023000115697, of said Official Public Records, at the southwest corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2024000083067, of said Official Public Records, and being the northeast corner of the remainder of a tract, conveyed to HRC WCD Partners, L.P., by deed recorded in Volume 5867, Page 3876, of the Deed Records of Collin County, Texas;

THENCE N 89°33'49" E, 1197.79 feet, with the south line of said right-of-way dedication (2024000083067), to a 5/8" capped iron rod found at a west corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 20220322000456740, of said Official Public Records, and being the northwest corner of the remainder of a tract of land conveyed to Snehal Jasani, Praful Madhani, and Harsha Madhani, by deed recorded in Document No. 20220322000456740, of said Official Public Records;

THENCE S 00°28'12" E, 1380.83 feet, with the west line of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract, to a 1" iron pipe found at the southwest corner of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract and being in the north line of a tract of land conveyed to Reliance Global, LLC, by deed recorded in Document No. 20220127000148290, of said Official Public Records;

THENCE S 89°52'03" W, 1197.63 feet, with said north line of Reliance Global, LLC tract, the north line of a tract of land conveyed to Charles E. Shannon and Norah H. Shannon, by deed recorded in Document No. 20150831001099690, the north line of a tract of land conveyed to Hareesh Surti and Priti H. Surti, by deed recorded in Document No. 20190730000903450, and the north line of a tract of land conveyed to Mohammad Imran Haq and Sarah Vantrump, by deed recorded in Document No. 20141125001290170, all of said Official Public Records, to a 2" iron pipe found at the northwest corner of said to Mohammad Imran Haq and Sarah Vantrump tract, and in the east line of said HRC WCD Partners, L.P. tract;

THENCE N 00°28'39" W, 1374.48 feet, with said east line of HRC WCD Partners, L.P. tract, to the POINT OF BEGINNING with the subject tract containing 1,650,016 square feet or 37.879 acres of land.

CUSTERSTONE INVESTMENTS LLC

Doc. No. 20140811000854390
 OPRCCT

Existing Zoning: Collin County
 Existing Use: Agricultural/Vacant

HC MCKINNEY 3 LLC

Doc. No. 20211229002607160
 OPRCCT

Existing Zoning: Collin County
 Existing Use: Agricultural/Vacant

HC MCKINNEY 3 LLC

Doc. No. 20211229002607170
 OPRCCT

Existing Zoning: Collin County
 Existing Use: Agricultural

FM 1461

POINT OF BEGINNING

N 89°33'49" E ~ 1197.79'

N=7146660.056
 E=2520735.873

C GREEN PARK LLC

Doc. No. 20210617001223120
 OPRCCT

Existing Zoning: PD - Planned Development
 Existing Use: Agricultural/Vacant

N 00°28'39" W ~ 1374.48'

**Tract 5
 SHERYL LYNN BATES**

Doc. No. 2022000161867
 OPRCCT

Existing Zoning: City of McKinney ETJ
 Existing Use: Agricultural/Vacant
 Proposed Zoning: RS - Residential Single Family
 37.879 Acres

HRC WCD PARTNERS L. P.

Volume 5867, Page 3876
 DRCCT

Existing Zoning: PD - Planned Development
 Existing Use: Agricultural/Vacant

S 00°28'12" E ~ 1380.83'

N=7145288.399
 E=2521944.957

S 89°52'03" W ~ 1197.63'

**MOHAMMAD IMRAN HAQ &
 SARAH VANTRUMP**

Doc. No. 20141125001290170
 OPRCCT

Existing Zoning: City of McKinney ETJ
 Existing Use: Residential Single Family

**HARESH SURTI &
 PRITI H SURTI**

Doc. No. 20190730000903450
 OPRCCT

Existing Zoning: City of McKinney ETJ
 Existing Use: Residential Single Family

**CHARLES E SHANNON &
 NORAH N SHANNON**

Doc. No. 20150831001099690
 OPRCCT

Existing Zoning: City of McKinney ETJ
 Existing Use: Residential Single Family

RELIANSE GLOBAL, LLC

Doc. No. 20220127000148290
 OPRCCT

Existing Zoning: City of McKinney ETJ
 Existing Use: Agricultural/Vacant

ZONING EXHIBIT

BATES TRACT

37.879 ACRES
 OUT OF THE JOEL F. STEWART SURVEY ~
 ABSTRACT NO. 838, TRACT 17
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



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 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

OWNER
 Sheryl Lynn Bates
 4660 County Road 1006
 McKinney, TX 75071

APPLICANT
 Morphic Development
 1650 W. Virginia Street, Suite 110
 McKinney, TX 75069
 Contact: Sam Franklin
 Email: sam@morphicdev.com

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPELS No. F-2121 And No. F-10043100
 Contact: Tristan Poore