

LEGAL DESCRIPTION – R.O.W. A

WHEREAS MCKINNEY SADDLEHORN II, LTD., is the owner of a parcel of land located in the City of McKinney, Collin County, Texas, being a part of the Joseph R. Gray Survey, Abstract No. 343, and being a part of that tract of land described as a 24.272 acre tract of land in a general warranty deed, with vendors lien, from Saddlehorn Estates, Ltd., to McKinney Saddlehorn II, Ltd., as recorded in Clerk's Document No. 20100315000242880, Deed Records Collin County, and being an approximate centerline description of old Gray Branch Road (a prescriptive use right-of-way) described as follows:

COMMENCING at a one-half inch iron rod found for the northeast corner of said 24.272 acre tract of land, said point being in the south line of a described 36 acre tract of land in deed to J.S. Crutcher as recorded in Volume 218, Page 245, Deed Records Collin County, said 36 acre tract of land being willed and bequeathed to Allene Crutcher Wynn in Probate No. 6600 as recorded in Volume 93, Page 320, and said point being in the southwesterly right-of-way line of Ridge Road (a 120 foot right-of-way);

THENCE Southeastly, 289.24 feet along the east line of said 24.272 acre tract of land, along the southwesterly right-of-way line of Ridge Road, and along a curve to the left having a central angle of 16 degrees 24 minutes 30 seconds, a radius of 1010.00 feet, a tangent of 145.62 feet, and whose chord bears South 11 degrees 11 minutes 21 seconds East, 288.25 feet to the POINT OF BEGINNING of said centerline description;

THENCE South 00 degrees 58 minutes 22 seconds West, 474.44 feet to a point for corner;

THENCE Southwesterly, 99.29 feet along a tangent curve to the right having a central angle of 28 degrees 26 minutes 37 seconds, a radius of 200.00 feet, a tangent of 50.69 feet, and whose chord bears South 15 degrees 11 minutes 41 seconds West, 98.27 feet to a point for corner;

THENCE South 29 degrees 24 minutes 59 seconds West, 97.92 feet to a point for corner;

THENCE Southwesterly, 119.19 feet along a tangent curve to the left having a central angle of 12 degrees 24 minutes 59 seconds, a radius of 550.00 feet, a tangent of 59.83 feet, and whose chord bears South 23 degrees 12 minutes 30 seconds West, 118.96 feet terminating at a point in the south line of said 24.272 acre tract of land, said point being in the north line of that tract of land described as 9.703 acres in a special warranty deed to Stonebridge Ranch Community Association, Inc. recorded in Clerk's Document No. 20090211000146480, Deed Records Collin County;

In all, consisting of 790.84 linear feet of a prescriptive use right-of-way.

LEGAL DESCRIPTION – R.O.W. B

WHEREAS STONEBRIDGE RANCH COMMUNITY ASSOCIATION, INC., is the owner of a parcel of land located in the City of McKinney, Collin County, Texas, being a part of the Joseph R. Gray Survey, Abstract No. 343, and being a part of that tract of land described as 9.703 acres in a special warranty deed to Stonebridge Ranch Community Association, Inc. recorded in Clerk's Document No. 20090211000146480, Deed Records Collin County, and being an approximate centerline description of old Gray Branch Road (a prescriptive use right-of-way) described as follows:

COMMENCING at a one-half inch iron rod found for corner in the southerly line of said 9.703 acre tract of land, said point being at the northeast corner of Parcel 506, Phase 2, an addition to the City of McKinney as recorded in Volume 2006, Page 817, Map Records Collin County;

THENCE along the southerly line of said 9.703 acre tract of land and along the north line of Parcel 506, Phase 2 as follows:

South 82 degrees 50 minutes 06 seconds West, 154.88 feet to a one-half inch iron rod found for corner;

North 81 degrees 51 minutes 55 seconds West, 94.90 feet to the POINT OF BEGINNING of said center line description;

THENCE North 14 degrees 49 minutes 30 seconds East, 49.93 feet to a point for corner;

THENCE Northeasterly, 11.28 feet along a tangent curve to the right having a central angle of 01 degrees 10 minutes 30 seconds, a radius of 550.00 feet, a tangent of 5.64 feet, and whose chord bears North 16 degrees 24 minutes 45 seconds East, 11.28 feet terminating at a point in the north line of said 9.703 acre tract of land and being in the south line of that tract of land described as a 24.272 acre tract of land in a general warranty deed, with vendors lien, from Saddlehorn Estates, Ltd., to McKinney Saddlehorn II, Ltd., as recorded in Clerk's Document No. 20100315000242880, Deed Records Collin County;

In all, consisting of 61.21 linear feet of a prescriptive use right-of-way.

LEGAL DESCRIPTION – R.O.W. C

WHEREAS SB 506 VENTURES, LTD., is the owner of a parcel of land located in the City of McKinney, Collin County, Texas, being a part of the Joseph R. Gray Survey, Abstract No. 343, and being a part of that tract of land described as Parcel 506, Phase 2, an addition to the City of McKinney as recorded in Volume 2006, Page 817, Map Records Collin County, and being an approximate centerline description of old Gray Branch Road (a prescriptive use right-of-way) described as follows:

COMMENCING at a one-half inch iron rod found for the southeast corner of said Parcel 506, Phase 2, said point being in the southerly line of that tract of land described as 9.703 acres in a special warranty deed to Stonebridge Ranch Community Association, Inc. recorded in Clerk's Document No. 20090211000146480, Deed Records Collin County, said point being in the north right-of-way line of Virginia Parkway (a 120 foot right-of-way);

THENCE Southwesterly, 42.67 feet along the south line of said Parcel 506, Phase 2, along the north right-of-way line of Virginia Parkway, and along a curve to the left having a central angle of 01 degrees 06 minutes 28 seconds, a radius of 2207.14 feet, a tangent of 21.34 feet, and whose chord bears South 89 degrees 00 minutes 46 seconds West, 42.67 feet to the POINT OF BEGINNING of said center line description;

THENCE North 01 degrees 30 minutes 45 seconds West, 9.38 feet to a point for corner;

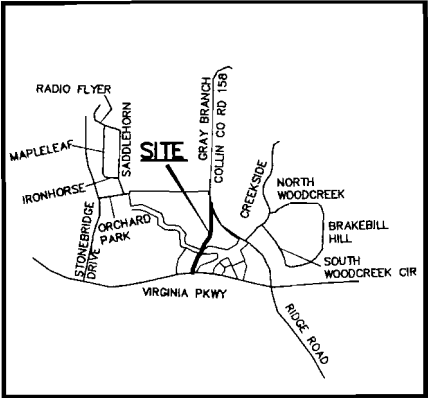
THENCE Northeasterly, 79.12 feet along a tangent curve to the right having a central angle of 36 degrees 15 minutes 55 seconds, a radius of 125.00 feet, a tangent of 40.94 feet, and whose chord bears North 16 degrees 37 minutes 13 seconds East, 77.80 feet to a point for corner;

THENCE North 34 degrees 45 minutes 11 seconds East, 237.51 feet to a point for corner;

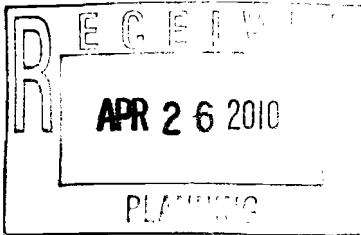
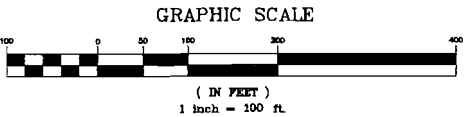
THENCE Northeasterly, 66.07 feet along a tangent curve to the left having a central angle of 18 degrees 55 minutes 41 seconds, a radius of 200.00 feet, a tangent of 33.34 feet, and whose chord bears North 25 degrees 17 minutes 20 seconds East, 65.77 feet to a point for corner;

THENCE North 15 degrees 49 minutes 30 seconds East, 10.04 feet terminating at a point in the north line of said Parcel 506, Phase 2 and being in the south line of that tract of land described as 9.703 acres in a special warranty deed to Stonebridge Ranch Community Association, Inc. recorded in Clerk's Document No. 20090211000146480, Deed Records Collin County;

In all, consisting of 430.74 linear feet of a prescriptive use right-of-way.



LOCATION MAP
(N.T.S.)



RIGHT-OF-WAY VACATION EXHIBIT

GRAY BRANCH ROAD

BEING OUT OF
J.R. GRAY SURVEY, ABSTRACT 343
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

MCKINNEY SADDLEHORN II, LTD. APPLICANT/OWNER (TRACT A)
16250 Dallas Parkway, Suite 210 (972)931-8971
Dallas, Texas 75248

STONEBRIDGE RANCH COMMUNITY ASSOCIATION INC. APPLICANT/OWNER (TRACT B)
6201 Virginia Parkway (972)547-9657
McKinney, Texas 75071

SB 506 VENTURES, LTD. APPLICANT/OWNER (TRACT C)
P.O. Box 262527 (972)732-7898
Plano, Texas 75026

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001

APRIL 13, 2010

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EXHIBIT B