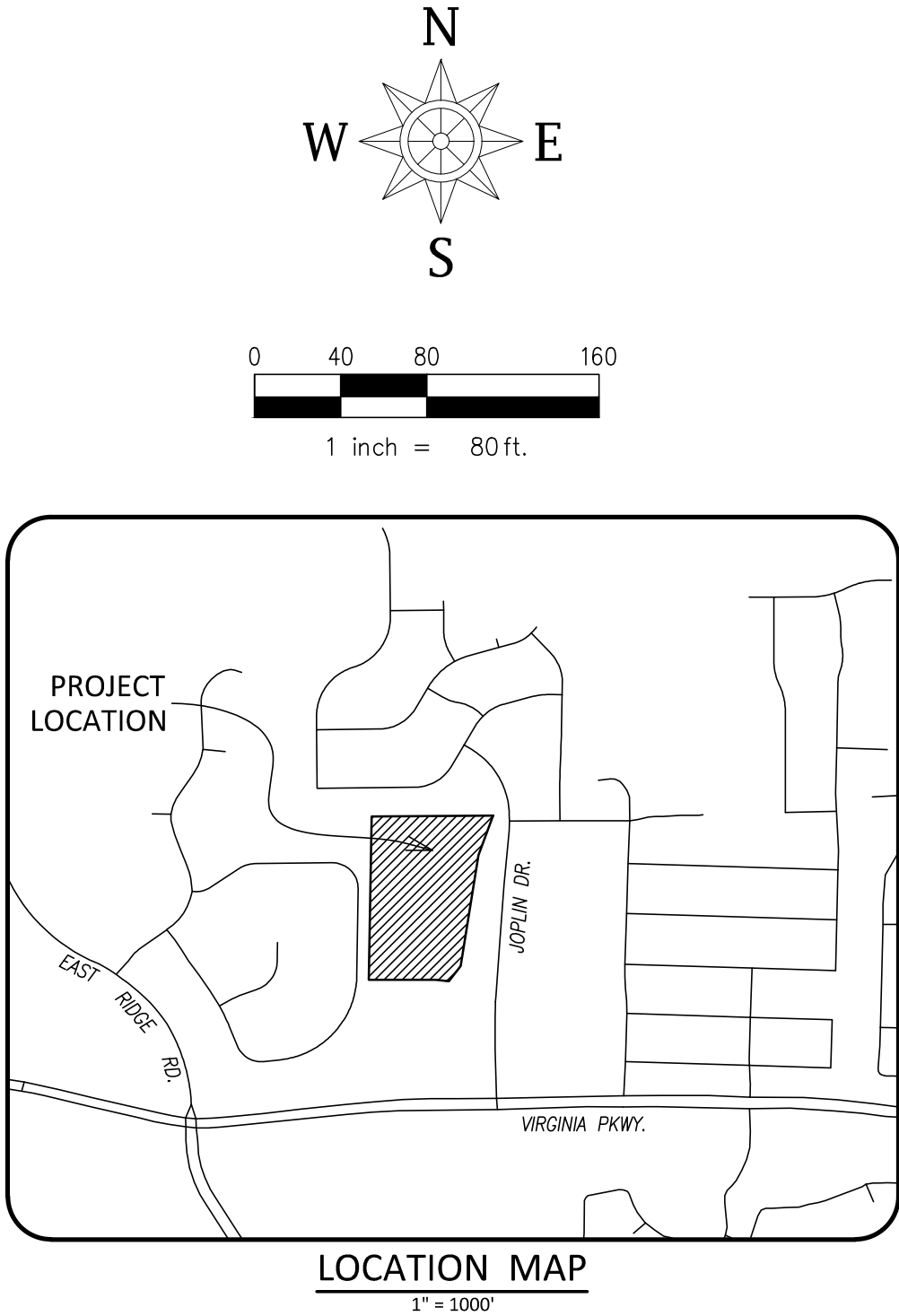
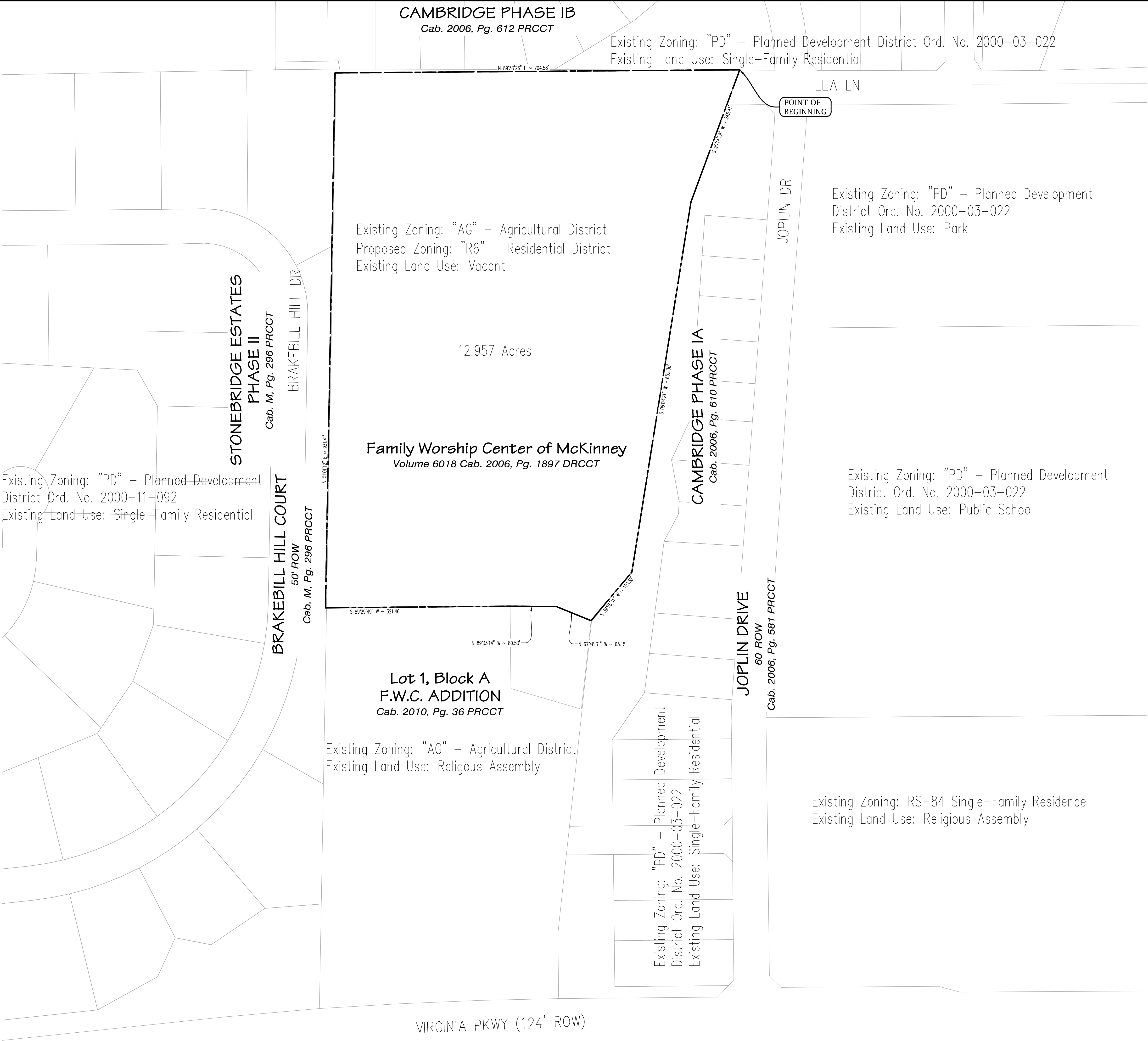


Drawing: 03/2025 085325-01 Genesis Tract\030\Genesis Tract\Zoning Exhibit.dwg Saved By: Bepation Size: 2,041.18 KB  
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METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. McReynolds Survey, Abstract No. 578, City of McKinney, Collin County, Texas, being part of a tract conveyed to Family Worship Center of McKinney according to the deed recorded in Volume 6018, Page 1897 of the Deed Records, Collin County, Texas (DRCCT), and part of Lot 1, Block A, FWC Addition, recorded in Cabinet 2010, Page 36 Plat Records, Collin County, Texas (PRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of Cambridge Phase IA, an addition to the City of McKinney recorded in Cabinet 2006, Page 610, PRCCT, and being on the south line of Cambridge Phase IB, an addition to the City of McKinney recorded in Cabinet 2006, Page 612 PRCCT, and from which an "X" found in concrete for the intersection of the centerline of Joplin Drive, a 60 foot right-of-way, with the centerline of Lea Lane, a 60 foot right-of-way, both being created by the plat of Brookview School Roads, an addition to the City of McKinney recorded in Cabinet 2006, Page 581 PRCCT, bears S 72°15'35" E, 96.10 feet;

THENCE along the west line of Cambridge Phase IA, the following:

S 20°14'59" W, 245.41 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 09°04'21" W, 652.30 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 39°58'31" W, 110.58 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 67°48'31" W, 65.15;

N 89°33'14" W, 80.53;

THENCE S 89°29'49" W, 321.46 feet, passing into and through Lot 1, feet through said Family Worship Center tract:

THENCE N 01°01'12" E, 931.41 feet along the east line thereof to the south line of a tract conveyed to Merrel Miller and wife, Kathryn Ann Miller, recorded in Document No. 20060724001040530, Official Public Records, Collin County, Texas;

THENCE N 89°33'26" E, along the south line thereof, passing at 3.93 feet the southeast corner of said Miller tract and a southwesterly corner of Cambridge Phase IB, and continuing along the south line thereof a total distance of 704.58 feet to the POINT OF BEGINNING with the subject tract containing 564,388 square feet or 12.957 acres of land.

**Zoning Exhibit**

**Genesis Tract**

12.957 ACRES

J.A. McREYNOLDS SURVEY,  
ABSTRACT NUMBER 578

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER / APPLICANT

M/I Homes of DFW, LLC

700 State Highway 121 Bypass, Suite 100

Lewisville, TX 75067

www.mihomes.com/DFW

Phone: (972) 246-3407

zmotley@mihomes.com

ENGINEER / SURVEYOR

Splars Engineering, Inc.

765 Custer Road, Suite 100

Plano, TX 75075

Telephone: (972) 422-0077

TBPELS No. F-2121 and No. F-10043100