

ZONING DESCRIPTION

BEING a tract of land situated in the Thomas McDonald Survey, Abstract No. 576 and the John Manning Survey, Abstract No. 637, City of McKinney, Collin County, Texas and being all of Lot 1, Block A, Wilmeth Central Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20201006010003850 of the Official Public Records of Collin County, Texas; said tract being part of Lot 2R1, Block A, Wilmeth Central Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 2022010000276 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a point for the southwest corner of said Lot 1 (Wilmeth Central Addition) and being the northwest corner of Lot 1, Block A, City of McKinney Public Safety Building Addition, an addition to the City of McKinney, recorded in Cabinet Q, Page 397 of the Plat Records of Collin County, Texas, in the east right-of-way line of Community Avenue (a 80-foot wide right-of-way), and being the beginning of a non-tangent curve to the left with a radius of 790.00 feet, a central angle of 36°22'45", and a chord bearing and distance of North 17°58'11" East, 493.22 feet;

THENCE with said east right-of-way line of Community Avenue, the following courses and distances:

In a northerly direction, with said non-tangent curve to the left, an arc distance of 501.60 feet to a point for corner;
North 00°13'12" West, a distance of 130.39 feet to a point for corner;
North 03°45'11" East, a distance of 152.92 feet to a point for corner;
North 00°06'18" East, a distance of 264.21 feet to a point for the southwest end of a corner clip at the intersection of said east right-of-way line of Community Avenue and the south right-of-way line of Wilmeth Road (a variable width right-of-way);

THENCE with said corner clip of the east right-of-way line of Community Avenue and the south right-of-way line of Wilmeth Road, North 44°56'33" East, a distance of 56.73 feet to a point for the northeast end of said corner clip;

THENCE with said south right-of-way line of Wilmeth Road, the following courses and distances:

North 89°46'48" East, a distance of 447.68 feet to a point for corner;
North 88°02'39" East, a distance of 147.17 feet to a point for corner;

THENCE departing said south right-of-way line of Wilmeth Road, over and across said Lot 2R1, the following courses and distances:

South 00°00'00" East, a distance of 909.03 feet to a point for corner;
North 90°00'00" East, a distance of 77.23 feet to a point for corner;
South 00°00'00" East, a distance of 429.69 feet to a point for corner;
North 90°00'00" West, a distance of 362.26 feet to a point for corner in the west line of said Lot 2R1 and the east line of said Lot 1 (City of McKinney Public Safety Building Addition);

THENCE with said west line of Lot 2R1 and said east line of Lot 1 (City of McKinney Public Safety Building Addition), the following courses and distances:

North 02°12'32" East, a distance of 151.47 feet to a point for corner;

North 07°53'16" West, a distance of 106.47 feet to a point for a west corner of said Lot 2R1 and the northeast corner of said Lot 1 (City of McKinney Public Safety Building Addition), in the south line of said Lot 1 (Wilmeth Central Addition);

THENCE with said south line of Lot 1 (Wilmeth Central Addition), North 87°52'35" West, a distance of 503.53 feet to the **POINT OF BEGINNING** and containing 816,755 square feet or 18.7501 acres of land.

This document was prepared under 22 TAC §138.95, 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.