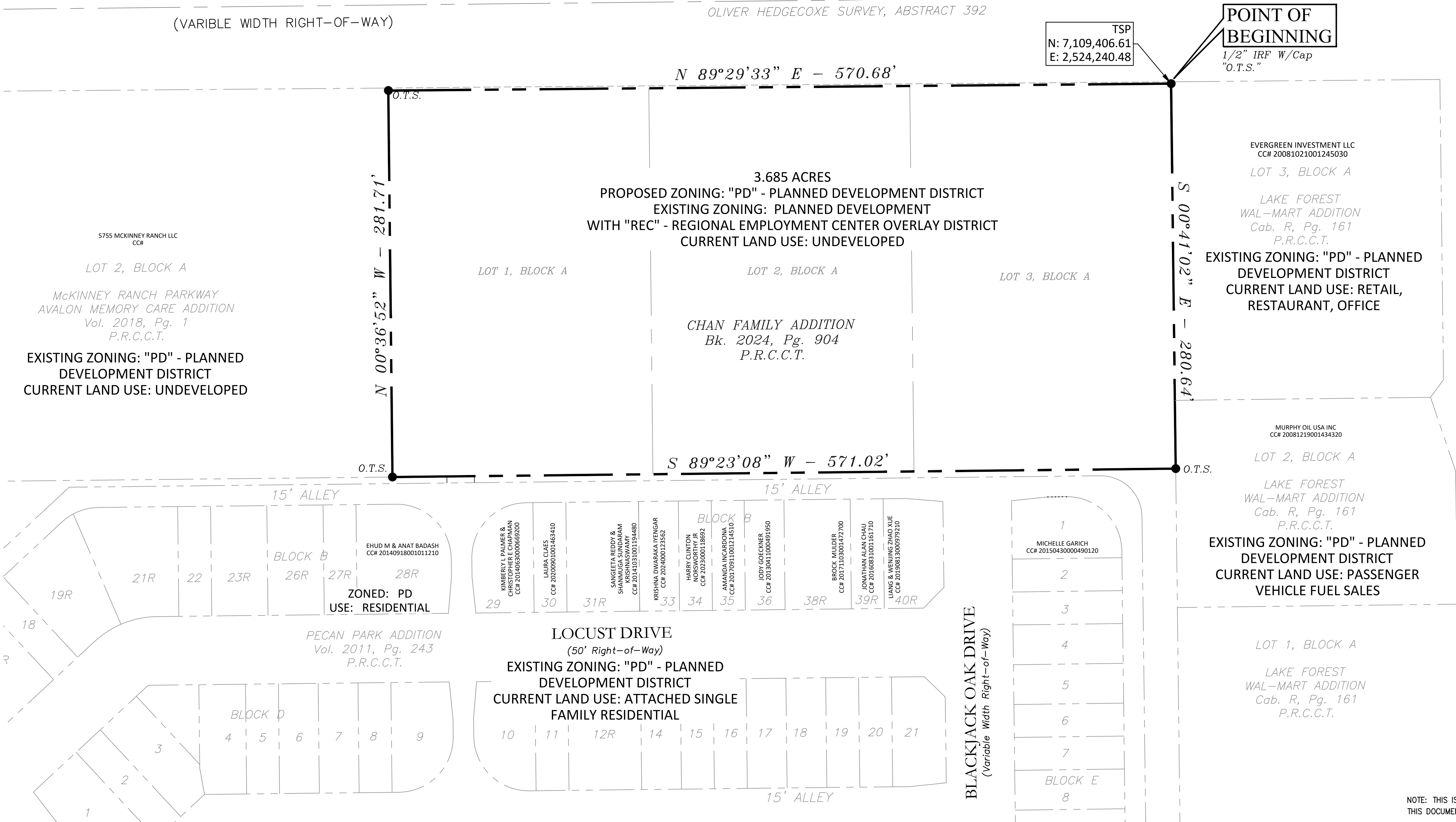


McKINNEY RANCH PARKWAY

(VARIABLE WIDTH RIGHT-OF-WAY)

G. A. FOOTE SURVEY, ABSTRACT 310
OLIVER HEDGECOXE SURVEY, ABSTRACT 392



LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the Oliver Hedgecoxe Survey, Abstract No. 392 of Collin County, Texas and being all of Lots 1, 2 & 3, Block A of CHAN FAMILY ADDITION, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Book 2024, Page 904, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a General Warranty Deed to Frisco Lifetime Sport Center LLC, recorded in Document No. 2024000002049, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a blue plastic cap, stamped "Old Town Surveying" (hereinafter referred to as "with O.T.S. cap"), found on the south right of way line of McKinney Ranch Parkway (a variable width right-of-way) for the northeast corner of the above described Lot 3, Block A of Chan Family Addition and same being on the west line of Lot 3, Block A of Lake Forest Wal-Mart Addition;

THENCE: South 00 deg. 41 min. 02 sec. East, departing from McKinney Ranch Parkway, along the east line of said Lot 3, Block A of said Chan Family Addition and Lots 3 and 2, Block A of said Lake Forest Wal-Mart Addition, a distance of 280.64 feet to a 1/2 inch iron rod with a O.T.S. cap found for the southeast corner of said Lot 3, Block A of Chan Family Addition and same being the easterly northeast corner of Pecan Park Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2011, Page 243, P.R.C.C.T.;

THENCE: South 89 deg. 23 min. 08 sec. West, along the common line of said Chan Family Addition and said Pecan Park Addition, a distance of 571.02 feet to a 1/2 inch iron rod with a O.T.S. cap found for the southwest corner of Lot 1, Block A of said Chan Family Addition and same being the southeast corner of Lot 2, Block A of McKinney Ranch Parkway Avalon Memory Care Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2018, Page 1, P.R.C.C.T.;

THENCE: North 00 deg. 36 min. 52 sec. West, along the common line of said Chan Family Addition and said McKinney Ranch Parkway Avalon Memory Care Addition, a distance of 281.71 feet to a 1/2 inch iron rod with a O.T.S. cap found on the south right-of-way line of the above mentioned McKinney Ranch Parkway for the northwest corner of said Chan Family Addition and the northeast corner of said Lot 2, Block A of McKinney Ranch Parkway Avalon Memory Care Addition;

THENCE: North 89 deg. 29 min. 33 sec. East, along the south right-of-way line of said McKinney Ranch Parkway, a distance of 570.68 feet to the POINT OF BEGINNING and containing 160,510 square feet or 3.685 acres of land.

Issue Dates:	Revision & Date:	<div>CROSS ENGINEERING CONSULTANTS</div> <div>1720 W. Virginia Street 972.562.4409</div> <div>McKinney, Texas 75069 Texas P.E. Firm No. F-3935</div>		
1 02/07/2025	1	Drawn By:	Checked By:	Scale:
2 04/10/2025	2			
3 06/30/2025	3			
4	4			
5	5			
6	6	C.E.C.I.	C.E.C.I.	1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 06/30/25. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	ZONING EXHIBIT		Sheet No.
	CHAN FAMILY ADDITION LOTS 1, 2 & 3, BLOCK A		ZE
	OLIVER HEDGECOXE SURVEY, ASBTRACT NO. 392		
	CITY OF MCKINNEY, TEXAS		Project No. 24066

CHAN FAMILY ADDITION