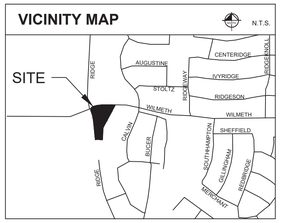
NORTH

GRAPHIC SCALE IN FEET

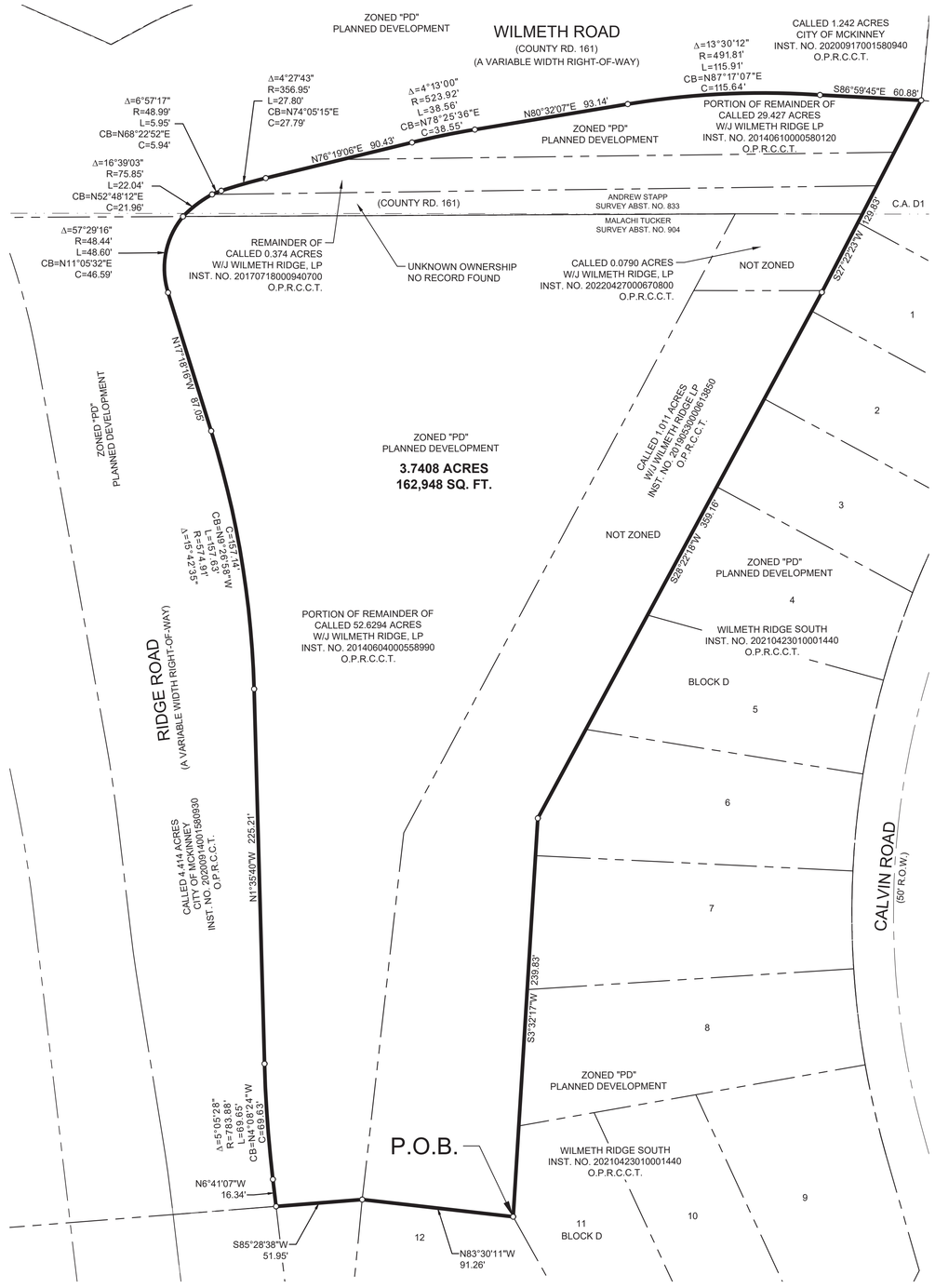
40 0 20 40 80

1" = 40' @ 24X36



LEGEND:

P.O.B. = POINT OF BEGINNING
INST. NO. = INSTRUMENT NUMBER
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
SQ. FT. = SQUARE FEET
R.O.W. = RIGHT-OF-WAY



PROPERTY DESCRIPTION

BEING a tract of land situated in the Malachi Tucker Survey, Abstract No. 904, and Andrew Tapp Survey, Abstract No. 833, City of McKinney, Collin County, Texas; and being a portion of the remainder of a called 52.6294 acre tract of land described in Special Warranty Deed with Vendor's Lien to W/J Wilmeth Ridge, LP recorded in Instrument No. 20140604000558990 of the Official Public Records of Collin County, Texas and being a portion of a called 0.374 acre tract of land described in Deed (Without Warranties) to W/J WILMETH RIDGE, LP recorded in Instrument No. 20170718000940700, of said Official Public Records and being a portion of a the remainder of a called 29.427 acre tract of land described in Special Warranty Deed with Vendor's Lien to W/J Wilmeth Ridge, LP recorded in Instrument No. 20140610000580120, of said Official Public Records and being all of a called 0.0790 acre tract of land described in Special Warranty Deed to W/J Wilmeth Ridge, LP recorded in Instrument No. 20220427000670800, of said Official Public Records and being all of a called 1.011 acre tract of land described in Special Warranty Deed to W/J Wilmeth Ridge LP recorded in Instrument No. 20190530000613850, of said Official Public Records and being a portion of apparent undedicated right-of-way of County Road 161; and being more particularly described as follows:

BEGINNING at a point for the southeast corner of said 1.011 acre tract and being an inner ell corner of Block D of Wilmeth Ridge South an addition to the City of McKinney according to the plat recorded in Instrument No. 20210423010001440, of said Official Public Records;

THENCE with a north line of said Block D, the following the courses and distances:

North 83°30'11" West, a distance of 91.26 feet to a point for corner;
South 85°28'38" West, a distance of 51.95 feet to a point for corner in the east right-of-way line of Ridge Road (a variable width right-of-way, Instrument No. 20200914001580930) ;

THENCE with said east right-of-way line of Ridge Road and the south right-of-way line of Wilmeth Road (County Rd. 121) (a variable width right-of-way, Instrument No. 20200917001580940), the following courses and distances:

North 06°41'07" West, a distance of 16.34 feet to a point at the beginning of a tangent curve to the right with a radius of 783.88 feet, a central angle of 05°05'28", and a chord bearing and distance of North 04°08'24" West, 69.63 feet;
In a northerly direction, with said tangent curve to the right, an arc distance of 69.65 feet to a point for corner;
North 01°35'40" West, a distance of 225.21 feet to a point at the beginning of a tangent curve to the left with a radius of 574.91 feet, a central angle of 15°42'35", and a chord bearing and distance of North 09°26'58" West, 157.14 feet;
In a northerly direction, with said tangent curve to the left, an arc distance of 157.63 feet to a point for corner;
North 17°18'16" West, a distance of 87.05 feet to a point at the beginning of a non-tangent curve to the right with a radius of 48.44 feet, a central angle of 57°29'16", and a chord bearing and distance of North 11°05'32" East, 46.59 feet;
In a northerly direction, with said non-tangent curve to the right, an arc distance of 48.60 feet to a point at the beginning of a non-tangent curve to the right with a radius of 75.85 feet, a central angle of 16°39'03", and a chord bearing and distance of North 52°48'12" East, 21.96 feet;
In an easterly direction, with said non-tangent curve to the right, an arc distance of 22.04 feet to a point at the beginning of a non-tangent curve to the right with a radius of 48.99 feet, a central angle of 06°57'17", and a chord bearing and distance of North 68°22'52" East, 5.94 feet;
In an easterly direction, with said non-tangent curve to the right, an arc distance of 5.95 feet to a point at the beginning of a compound curve to the right with a radius of 356.95 feet, a central angle of 04°27'43", and a chord bearing and distance of North 74°05'15" East, 27.79 feet;
In an easterly direction, with said compound curve to the right, an arc distance of 27.80 feet to a point for corner;
North 76°19'06" East, a distance of 90.43 feet to a point at the beginning of a tangent curve to the right with a radius of 523.92 feet, a central angle of 04°13'00", and a chord bearing and distance of North 78°25'36" East, 38.55 feet;
In an easterly direction, with said tangent curve to the right, an arc distance of 38.56 feet to a point for corner;
North 80°32'07" East, a distance of 93.14 feet to a point at the beginning of a non-tangent curve to the right with a radius of 491.81 feet, a central angle of 13°30'12", and a chord bearing and distance of North 87°17'07" East, 115.64 feet;
In an easterly direction, with said non-tangent curve to the right, an arc distance of 115.91 feet to a point for corner;
South 86°59'45" East, a distance of 60.88 feet to a point for the northwest corner of said Block D;

THENCE with said west line of Block D, the following courses and distances:

South 27°22'23" West, a distance of 129.83 feet to a point for corner;
South 28°22'18" West, a distance of 359.16 feet to a point for corner;
South 03°32'17" West, a distance of 239.83 feet to the **POINT OF BEGINNING** and containing 162,948 square feet or 3.7408 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.

ZONING EXHIBIT
3.7408 ACRES
ANDREW STAPP SURVEY, ABSTRACT NO. 833
MALACHI TUCKER SURVEY, ABSTRACT NO. 904
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MGB	JAD	AUG. 2022	067286011	1 OF 1

DWG NAME: K:\DAL_SURVEY\067286011-WILMETH\DWG\067286011-WILMETH_ZONING EX_3.7408 AC.DWG PLOTTED BY BLANKENSHIP, MATTHEW 8/11/2022 10:37 AM LAST SAVED 8/11/2022 10:35 AM