

LEGAL DESCRIPTION

BEING A 38.944 ACRE TRACT OF LAND SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294, COLLIN COUNTY, TEXAS AND BEING ALL OF A CALLED 38.948 ACRE TRACT OF LAND CONVEYED TO ROHOL LTD., AS RECORDED IN COUNTY CLERK'S FILE NO. 20081030001281150, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND DESCRIBED IN VOLUME 3578, PAGE 252, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID 38.944 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT FOR THE NORTHWEST CORNER OF SAID 38.948 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF HONEY CREEK ADDITION, PHASE 1, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023010000330, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE EAST LINE OF PRESERVE AT HONEYCREEK, PHASE 1, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20201217010004870, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE NORTH LINE OF SAID 38.948 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID HONEY CREEK ADDITION, PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 09 MINUTES 21 SECONDS EAST, A DISTANCE OF 1017.48 FEET TO A POINT FOR CORNER;

SOUTH 88 DEGREES 23 MINUTES 44 SECONDS EAST, A DISTANCE OF 180.86 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 38.948 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF WESTON RIDGE, PHASE 1, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190515010002170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREES 32 MINUTES 24 SECONDS WEST, ALONG THE EAST LINE OF SAID 38.948 ACRE TRACT AND THE COMMON WEST LINE OF SAID WESTON RIDGE, PHASE 1, A DISTANCE OF 1441.13 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 38.948 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID WESTON RIDGE, PHASE 1. SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 543 (AN 80' RIGHT-OF-WAY);

THENCE, ALONG THE SOUTH LINE OF SAID 38.948 ACRE TRACT AND THE COMMON NORTH RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD NO. 543, THE FOLLOWING COURSES AND DISTANCES:

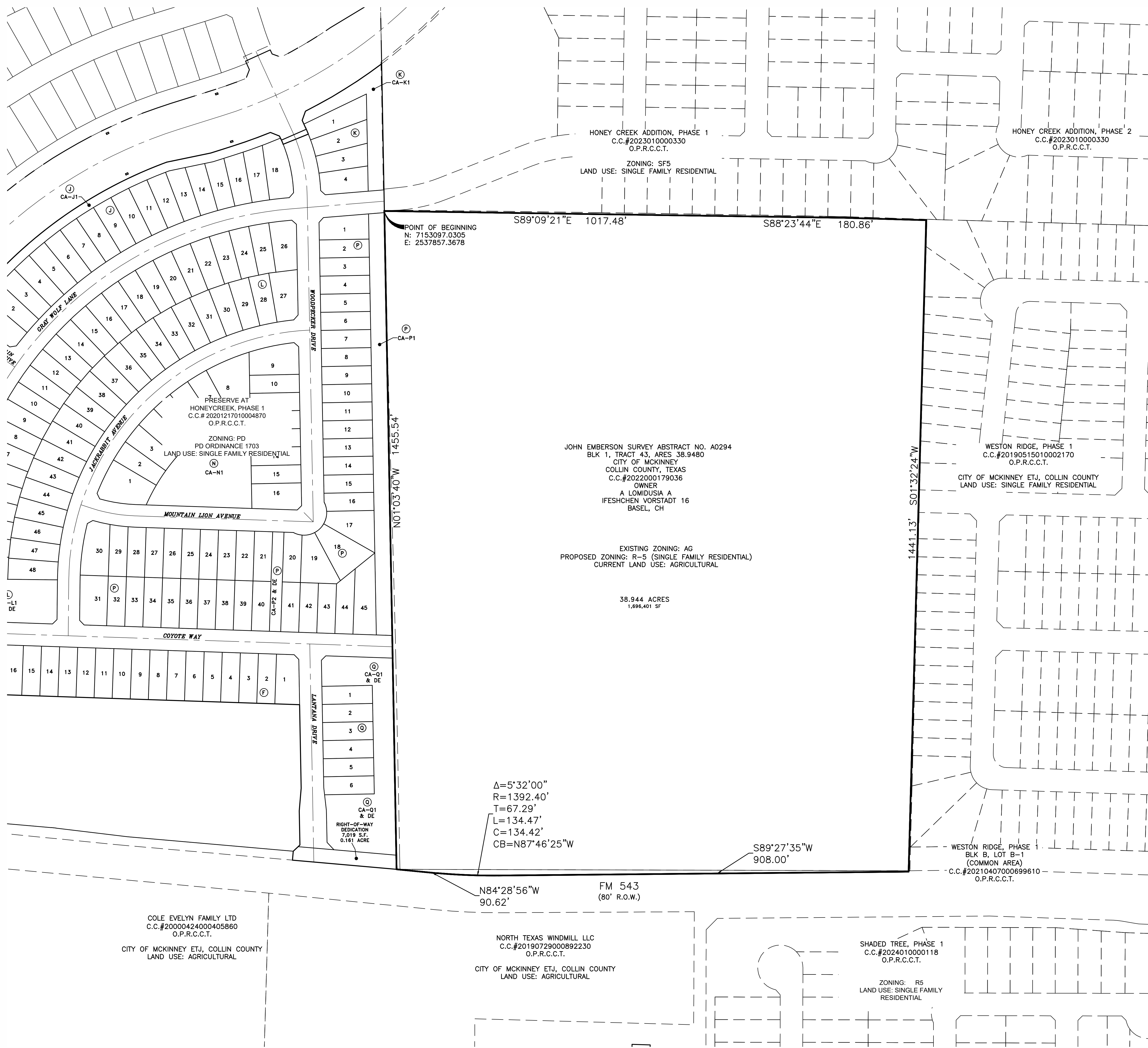
SOUTH 89 DEGREES 27 MINUTES 35 SECONDS WEST, A DISTANCE OF 908.00 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 32 MINUTES 00 SECONDS, A RADIUS OF 1392.40 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 46 MINUTES 25 SECONDS WEST, A DISTANCE OF 134.42 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 134.47 FEET TO A POINT FOR CORNER;

NORTH 84 DEGREES 28 MINUTES 56 SECONDS WEST, A DISTANCE OF 90.62 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 38.948 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF AFORESAID PRESERVE AT HONEYCREEK, PHASE 1;

THENCE, NORTH 01 DEGREES 03 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID 38.948 ACRE TRACT AND THE COMMON EAST LINE OF SAID PRESERVE AT HONEYCREEK, PHASE 1, A DISTANCE OF 1455.54 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 38.944 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21. 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.



S89°09'21"E 1017.48' S88°23'44"E 180.86'

POINT OF BEGINNING  
N: 7153097.0305  
E: 2537857.3678

JOHN EMBERSON SURVEY ABSTRACT NO. A0294  
BLK 1, TRACT 43, ARES 38.9480  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS  
C.C.#2022000179036  
OWNER  
A LOMIDUSIA A  
IFESHCHEN VORSTADT 16  
BASEL, CH

EXISTING ZONING: AG  
PROPOSED ZONING: R-5 (SINGLE FAMILY RESIDENTIAL)  
CURRENT LAND USE: AGRICULTURAL

38.944 ACRES  
1,696,401 SF

Δ=5°32'00"  
R=1392.40'  
T=67.29'  
L=134.47'  
C=134.42'  
CB=N87°46'25"W

S89°27'35"W  
908.00'

N84°28'56"W  
90.62' FM 543  
(80' R.O.W.)

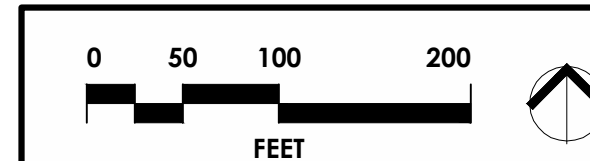
WESTON RIDGE, PHASE 1  
BLK B, LOT B-1  
(COMMON AREA)  
C.C.#20210407000699610  
O.P.R.C.C.T.

COLE EVELYN FAMILY LTD  
C.C.#20000424000405860  
O.P.R.C.C.T.  
CITY OF MCKINNEY ETJ, COLLIN COUNTY  
LAND USE: AGRICULTURAL

NORTH TEXAS WINDMILL LLC  
C.C.#20190729000892230  
O.P.R.C.C.T.  
CITY OF MCKINNEY ETJ, COLLIN COUNTY  
LAND USE: AGRICULTURAL

SHADED TREE, PHASE 1  
C.C.#2024010000118  
O.P.R.C.C.T.

ZONING: R5  
LAND USE: SINGLE FAMILY  
RESIDENTIAL



ZONING EXHIBIT  
ZONE2026-0026

HONEY CREEK EAST

LJA Engineering, Inc. **LJA**  
6060 North Central Expressway Phone 469.621.0710  
Suite 400  
Dallas, Texas 75206 FRN - F-1386

Date/Time: 4/2/2026 5:51 PM User Name: Jake Thomas Path Name: s:\work\2026\0343\000\map\_092\zoning\_exhibit.dwg