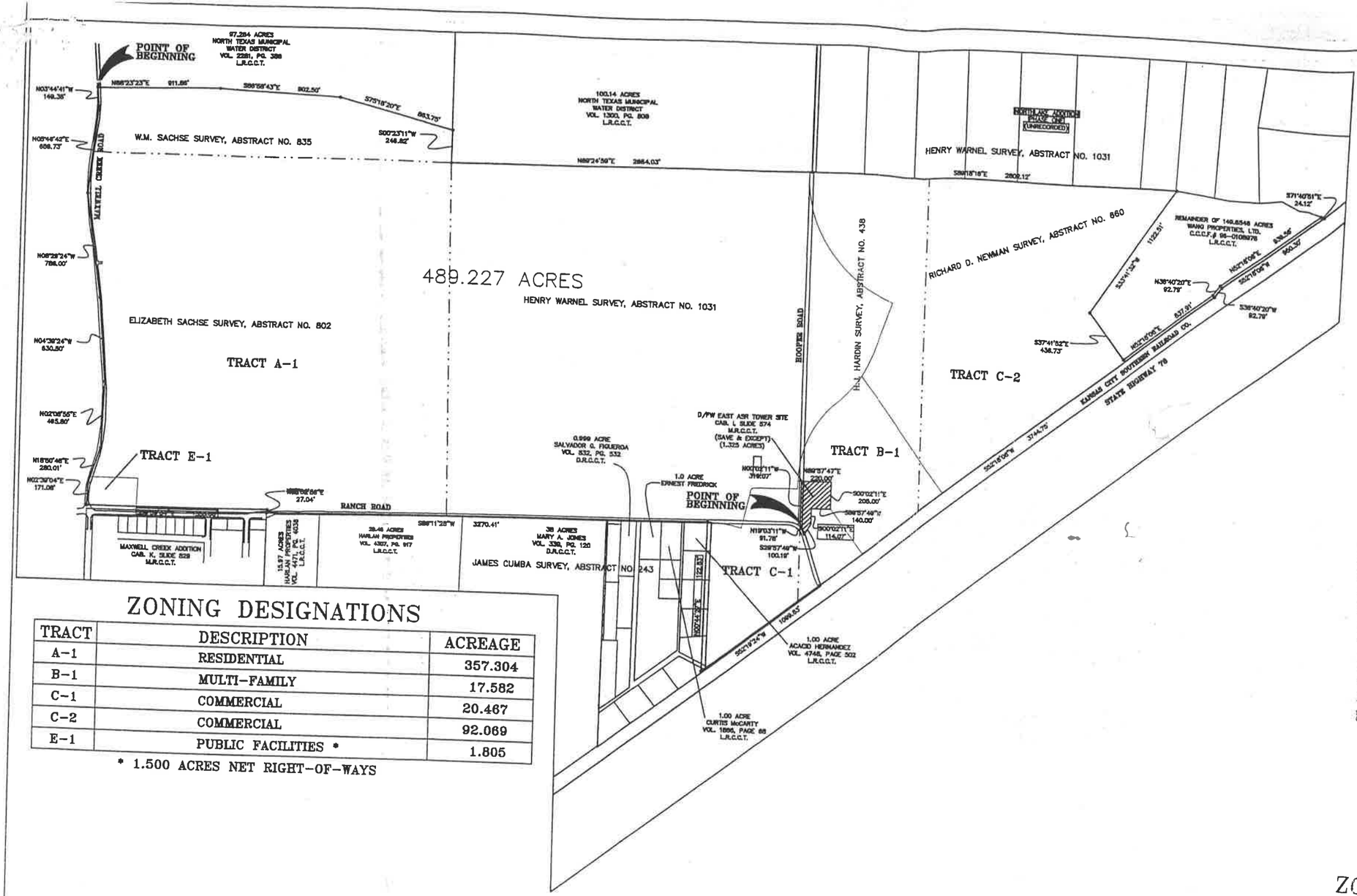

ZONING DESIGNATIONS

TRACT	DESCRIPTION	ACREAGE
A-1	RESIDENTIAL	357.304
B-1	MULTI-FAMILY	17.582
C-1	COMMERCIAL	20.467
C-2	COMMERCIAL	92.069
E-1	PUBLIC FACILITIES *	1.805

* 1.500 ACRES NET RIGHT-OF-WAYS

BOUNDARY DESCRIPTION

BEING in the Richard D. Newman Survey, Abstract No. 660; James Cumba Survey, Abstract No. 243; H.J. Hardin Survey, Abstract No. 438; Henry Warnel Survey, Abstract No. 1031; Elizabeth Sachse Survey, Abstract No. 802; and W.M. Sachse Survey, Abstract No. 835 Collin County, Texas, and being all of a 148.017 acre tract of land described in deed to Woodbridge Properties LLC in Volume 4771, Page 13 of the Land Records of Collin County, Texas and also being all of a 201.870 acre tract of land described in deed to Woodbridge Properties LLC in Volume 4771, Page 7 of the Land Records of Collin County, Texas and also being all of a 14.834 acre tract of land described in deed to First Mortgage of America, LTD in Volume 4888, Page 855 of the Land Records of Collin County, Texas and also being part of a 148.6555 acre tract of land described in deed to Wang Properties, LTD in Collin County Clerk's File No. 96-0108978 of the Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said 148.017 acre tract of land, said point being in Maxwell Creek Road and also being the southwest corner of a 97.284 acre tract of land described in deed to North Texas Municipal Water District in Volume 2281, Page 388 of the Land Records of Collin County, Texas;

THENCE along the common north line of said 148.017 acre tract and the south line of said 97.284 acre tract, the following: North 88°23'23" East, a distance of 911.88 feet to a point for corner; South 89°58'43" East, a distance of 802.50 feet to a point for corner; South 75°18'20" East, a distance of 883.75 feet to a point for the most northerly northeast corner of said 148.017 acre tract and also being in the west line of a 100.14 acre tract of land described in deed to North Texas Municipal Water District in Volume 1300, Page 808 of the Land Records of Collin County, Texas;

THENCE South 00°23'11" East along the west line of said 100.14 acre tract of land, a distance of 248.82 feet to the southwest corner of said 100.14 acre tract of land and also being an ell corner in the north line of said 201.870 acre tract of land;

THENCE along the common south line of said 100.14 acre tract and the north line of said 148.017 acre tract, North 89°24'59" East, a distance of 2864.03 feet to a point at the southeast corner of said 100.14 acre tract, the northeast corner of said 148.017 acre tract, and a point at the northwest corner of said 148.6555 acre tract;

THENCE along the common north line of said 148.6548 acre tract and the south line of NORTHLAKE ADDITION, PHASE ONE, (unrecorded addition), South 89°18'16" East, a distance of 2822.12 feet to a point in a lake for corner;

THENCE leaving said common line, the following:
South 33°41'52" West, a distance of 1122.51 feet to a point for corner;
South 37°41'52" East, a distance of 438.73 feet to a point for corner;
North 52°19'26" East, a distance of 837.91 feet to a point for corner;
North 38°40'20" East, a distance of 92.79 feet to a point for corner;
North 52°19'26" East, a distance of 835.56 feet to a point for corner in said common line;

THENCE with said common line, South 71°40'51" East, a distance of 24.12 feet to point for corner in the northwest right-of-way line of the Kansas City Southern Railroad;

THENCE with said northwest right-of-way line, the following:
South 52°19'26" West, a distance of 900.30 feet to a point for corner;
South 38°40'20" West, a distance of 92.79 feet to a point for corner;
South 52°19'26" West, a distance of 3744.75 feet to a point for corner at the southeast corner of said 14.834 acre tract;
South 52°19'34" West, a distance of 1099.85 feet to the southwest corner of said 14.834 acre tract;

THENCE leaving said northwest right-of-way line, North 00°44'27" East, a distance of 1122.83 feet to a point for corner in the centerline of Ranch Road, said point being the northwest corner of said 14.834 acre tract;

THENCE along the approximate centerline of said Ranch Road, South 89°11'25" West, a distance of 3270.41 feet to a point in the east line of MAXWELL CREEK ADDITION, and addition to the City of Sachse, as recorded in Cabinet K, Slide 528 of the Map Records of Collin County, Texas being the northwest corner of a 15.97 acre tract of land described in deed to Harlan Properties in Volume 4471, Page 4038 of the Land Records of Collin County, Texas;

THENCE along the east line of said MAXWELL CREEK ADDITION, North 00°02'08" East, a distance of 27.04 feet to a point at the northeast corner of said MAXWELL CREEK ADDITION, and also being the most southerly southeast corner of said 201.870 acre tract of land;

THENCE along the common south line of said 148.017 acre tract and the north line of said MAXWELL CREEK ADDITION, South 89°31'34" West, a distance of 1353.80 feet to a point for corner in the approximate centerline of Maxwell Creek Road;

THENCE along the approximate centerline of Maxwell Creek Road, the following:
North 02°39'04" East, a distance of 171.08 feet to a point for corner;
North 15°50'48" East, a distance of 280.01 feet to a point for corner;
North 02°19'39" East, a distance of 465.80 feet to a point for corner;
North 04°36'24" East, a distance of 630.50 feet to a point for corner;
North 08°28'24" East, a distance of 788.00 feet to a point for corner;
North 05°46'42" East, a distance of 658.73 feet to a point for corner;
North 03°44'41" East, a distance of 148.35 feet to the POINT OF BEGINNING and containing 460.537 acres, more or less, save and except the following tract of land as described as D/FW East ASR Tower Site recorded in Cabinet L, Slide 574 of the Map Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said 14.834 acre tract of land and being the southeast corner of said 201.870 acre tract of land and also being the most westerly southwest corner of said 148.655 acre tract of land;

THENCE North 00°02'11" West, a distance of 319.07 feet to a point for corner;

THENCE North 89°57'49" East, a distance of 220.00 feet to a point for corner;

THENCE South 00°02'11" East, a distance of 208.00 feet to a point for corner;

THENCE South 89°57'49" West, a distance of 140.00 feet to a point for corner;

THENCE South 00°02'11" East, a distance of 114.07 feet to a point for corner;

THENCE South 29°57'49" East, a distance of 100.19 feet to a point for corner;

THENCE North 19°03'11" West, a distance of 91.78 feet to the POINT OF BEGINNING and containing 1.325 acres, more or less, leaving 460.537 acres of land.

Bearings based on data described in deed to Woodbridge Properties LLC in Volume 4771, Pages 7 and 13 in the Land Records of Collin County, Texas.

EXHIBIT "A"
ZONING EXHIBIT FOR :
WOODBRIDGE

BEING 489.227 ACRES IN THE
RICHARD D. NEWMAN SURVEY, ABSTRACT NO. 660
H.J. HARDIN SURVEY, ABSTRACT NO. 438
ELIZABETH SACHSE SURVEY, ABSTRACT NO. 802
JAMES CUMBA SURVEY, ABSTRACT NO. 243
H. WARNELL SURVEY, ABSTRACT NO. 1031
W.M. SACHSE SURVEY, ABSTRACT NO. 835

CITY OF SACHSE, COLLIN COUNTY, TEXAS

PBS&J
Land Planning • Engineering • Surveying
5999 Summerside Drive, Suite 202
Dallas, Texas 75252 (972) 380-2605

OWNER / APPLICANT:
HERZOG DEVELOPMENT CORPORATION
9696 SKILLMAN ST., SUITE 210
DALLAS, TEXAS 75243
214-348-1300
CONTACT: DON HERZOG

Date : November 29, 2001
Revisions :
Sheet No. : 1 of 1
Job No. : 520124.00

0' 800' 400' 1600' 3200'
GRAPHIC SCALE IN FEET

NORTH