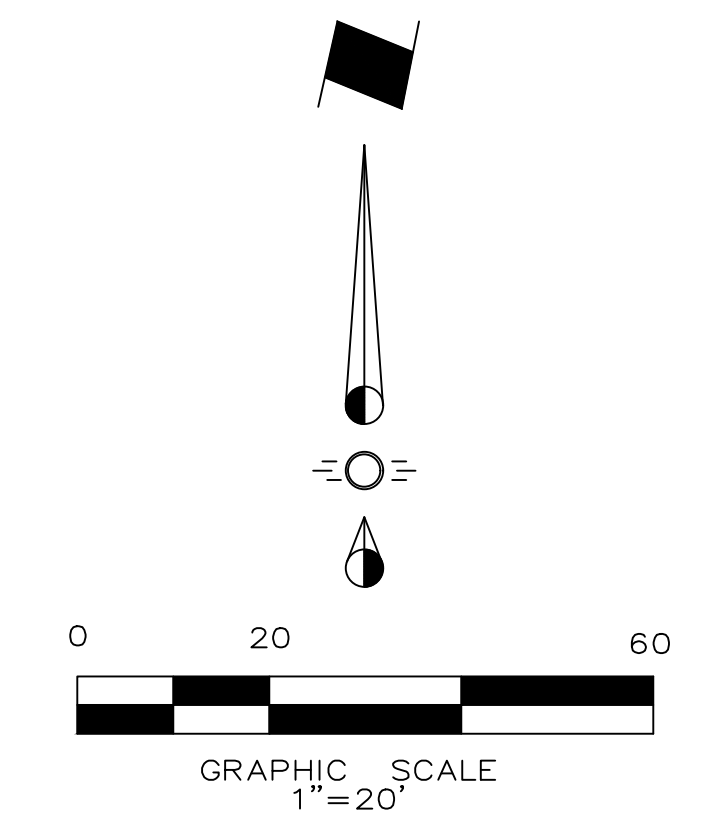




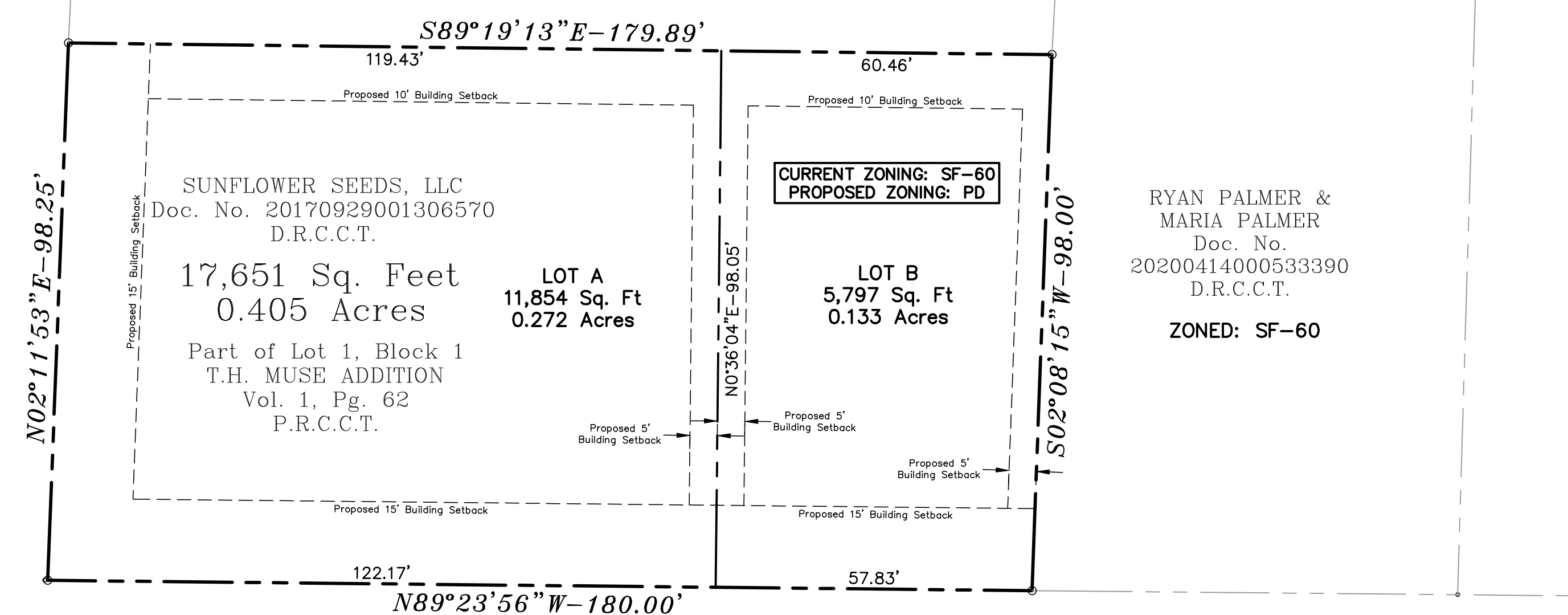
VICINITY MAP
NTS



N. WADDILL STREET
(60' Wide Public Right-of-Way)

C. LUKE GUNNSTAKS
Vol. 5589, Pg. 374 &
Vol. 4692, Pg. 1652
D.R.C.C.T.

ZONED: SF-60



W. ERWIN STREET
50' Wide Public Right-of-Way)

LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the Benjamin F. Stapp Survey, Abstract No. 837 of Collin County, Texas and being part of Lot 1, Block 1 of T.H. Muse Addition, an addition to the City of McKinney, according to the plat thereof, filed on October 16, 1913 and recorded in Volume 1, Page 62, Plat Records, Collin County, Texas and same being described in Special Warranty Deed to Sunflower Seeds, LLC, dated September 18, 2017 and recorded in Document No. 20170929001306570, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron pipe found on the north right-of-way line of W. Erwin Street (a 50' wide public right-of-way), for the southeast corner of said Lot 1, Block 1 of T.H. Muse Addition and the above described Sunflower Seeds, LLC tract and same being the southwest corner of that certain called 0.27 acre tract of land described in a deed to Ryan and Maria Palmer, recorded in Document No. 20200414000533390, D.R.C.C.T.;

THENCE: North 89 deg. 23 min. 56 sec. West, along the south line of said Lot 1, Block 1 and the north right-of-way line of said W. Erwin Street, a distance of 180.00 feet to a point within a 4"x 4" concrete telephone cable marker, found at the southwest corner of said Lot 1, Block 1, at the intersection of the north right-of-way line of said W. Erwin Street and the east right-of-way line of N. Waddill Street (a 60' wide public right-of-way) and said corner point bears South 89 deg. 23 min. 56 sec. East - 0.60 feet from a 1/8 inch iron rod found against the west edge of the above described concrete telephone cable marker;

THENCE: North 02 deg. 11 min. 53 sec. East, along the west line of said Lot 1, Block 1 and the east right-of-way line of said N. Waddill Street, a distance of 98.25 feet to a 5/8 inch iron pipe found for the northwest corner of said Sunflower Seeds, LLC tract and same being the southwest corner of that certain called 0.681 acre tract of land described in a deed to C. Luke Gunnstaks, recorded in Volume 5589, Page 374 (fully described in Volume 4692, Page 1652), D.R.C.C.T.;

THENCE: South 89 deg. 19 min. 13 sec. East, departing from said N. Waddill Street, over and across said Lot 1, Block 1 and along the common line of said Sunflower Seeds, LLC tract and said Gunnstaks tract, a distance of 179.89 feet to a 1/2 inch iron rod found on the east line of said Lot 1, Block 1, for the northeast corner of said Sunflower Seeds, LLC tract, the southeast corner of said Gunnstaks tract and same being on the west line of the above described 0.27 acre Palmer tract;

THENCE: South 02 deg. 08 min. 15 sec. West, along the east line of said Lot 1, Block 1, with the common line of said Sunflower Seeds, LLC tract and said Palmer tract, a distance of 98.00 feet to the POINT OF BEGINNING and containing 17,651 square feet or 0.405 acres of land.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.L.	C.E.C.L.	1"=20'

ZONING EXHIBIT

1300 N. WADDILL STREET

Part of Lot 1, Block 1 T.H. Muse Addition
City of McKinney, Texas

Sheet No.

ZE

Project No.
20067

1300 N. WADDILL STREET