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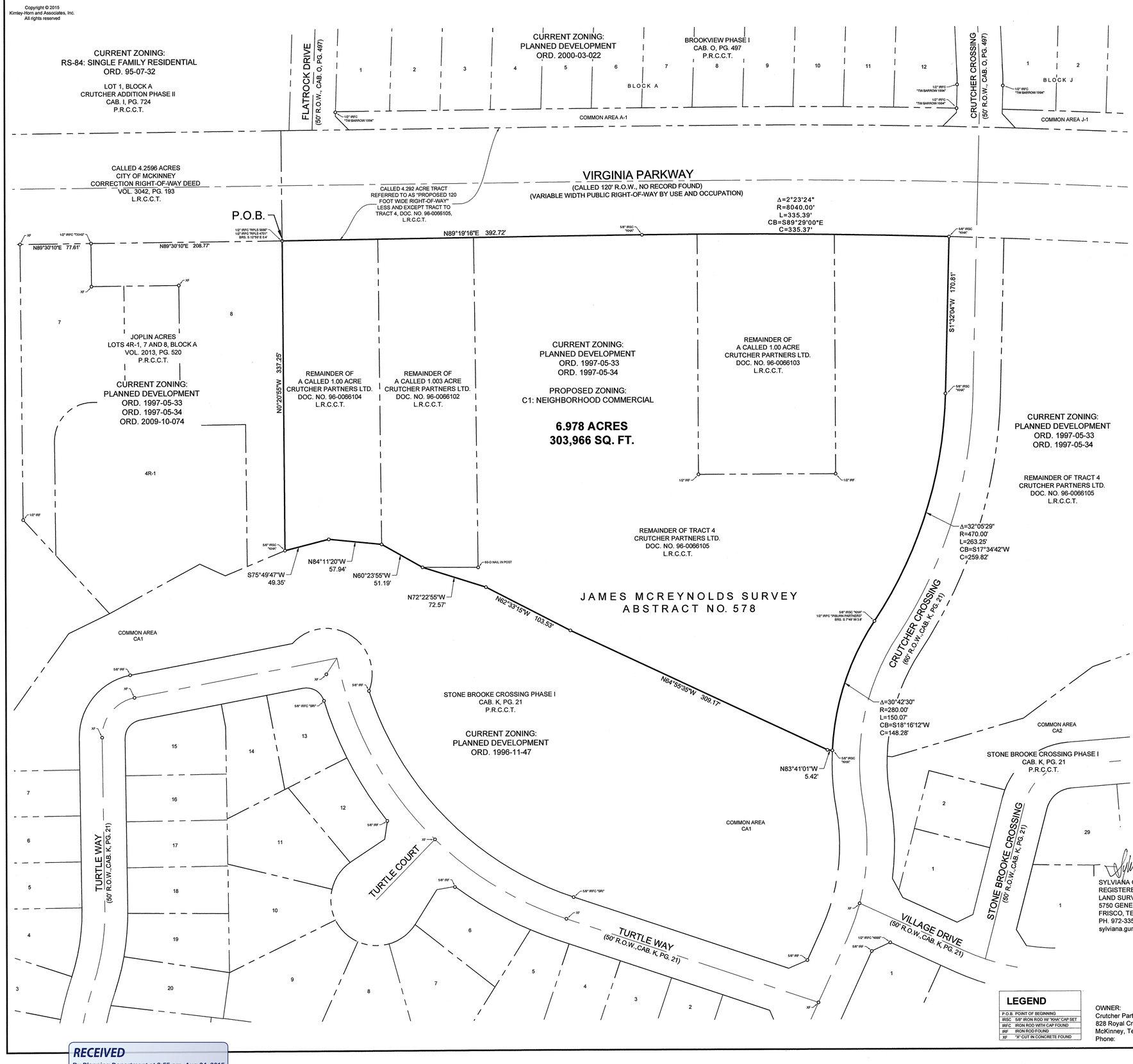
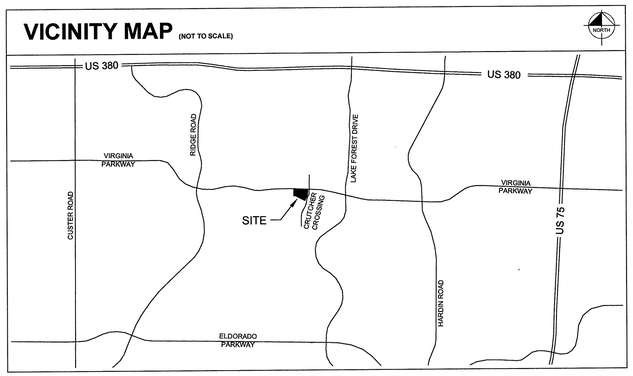


NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36

NOTE:
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999846516.

VICINITY MAP (NOT TO SCALE)



DESCRIPTION OF SURVEYED PROPERTY

BEING a tract of land situated in the James McReynolds Survey, Abstract No. 578, City of McKinney, Collin County, Texas, and being a portion of the following tracts of land:

A called 1.003 acre tract of land described in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066102, Land Records of Collin County, Texas,

A called 1.00 acre tract of land described in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066103, said Land Records,

A called 1.00 acre tract of land described in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066104, said Land Records,

A tract of land described as Tract 4 in the deed to Crutcher Partners, Ltd., recorded in Document No. 96-0066105, said Land Records,

And being more particularly described by metes and bounds as follows:

BEGINNING at northwest corner of the herein described tract of land at a 1/2-inch iron rod with plastic cap stamped "RPLS 5686" found for the northeast corner of Joplin Acres, Lots 4R-1, 7 and 8, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2013, Page 520, Plat Records of Collin County, Texas, common to the southeast corner of a called 4.2596 acre tract of land described in the Correction Right-of-Way deed to City of McKinney, recorded in Volume 3042, Page 193, said Land Records, and on the westerly line of said 1.00 acre tract recorded in Document No. 96-006614, and on the apparent southerly right-of-way line of Virginia Parkway (No record found, variable width right-of-way by use and occupation), and from which a 1/2-inch iron rod with plastic cap stamped "RPLS 4701" found for witness bears South 12°50' East, a distance of 0.4 feet;

THENCE North 89°19'16" East, crossing said 1.00 acre tract recorded in Document No. 96-006614, and crossing said 1.003 acre tract, along the apparent southerly right-of-way line of Virginia Parkway, and along the southerly line of a called 4.292 acre tract of land referred to as "proposed 120 foot wide right-of-way," the same being a less and except to said Tract 4 as described in said Document No. 96-0066105, a distance of 392.72 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 2°23'24", a radius of 8040.00 feet, a chord bearing and distance of South 89°29'00" East, 335.37 feet;

THENCE in a southeasterly direction, continuing along the apparent southerly right-of-way line of Virginia Parkway, and the southerly line of a called 4.292 acre tract, and crossing said 1.00 acre tract recorded in Document No. 96-006613, and with said curve to the right, an arc distance of 335.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the intersection of the southerly line of said 4.292 acre tract and the westerly right-of-way line of Crutcher Crossing, a 60 foot right-of-way dedicated by Stone Brooke Crossing Phase I, an addition to the City of McKinney according to the plat thereof recorded in Cabinet K, Page 21, said Plat Records;

THENCE continuing across said Tract 4 along the westerly right-of-way line of Crutcher Crossing, the following three (3) courses:

1. South 1°32'04" West, a distance of 170.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 32°05'29", a radius of 470.00 feet, a chord bearing and distance of South 17°34'42" West, 259.82 feet;
2. In a southwesterly direction, with said curve to the right, an arc distance of 263.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the left having a central angle of 30°42'30", a radius of 280.00 feet, a chord bearing and distance of South 18°16'12" West, 148.28 feet, and from which a 1/2-inch iron rod with plastic cap stamped "PIBURN PARTNERS" found for witness bears South 7°48' West, a distance of 3.8 feet;
3. In a southwesterly direction, with said curve to the left, an arc distance of 150.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at or near the centerline of a branch;

THENCE departing the westerly right-of-way line of Crutcher Crossing, crossing said tract 4, said 1.003 acre tract, and said 1.00 acre tract recorded in Document No. 96-006614, and along or near the centerline of said branch, and along the northerly line of said Stone Brooke Crossing Phase I, the following seven (7) courses:

1. North 83°41'01" West, a distance of 5.42 feet to a point for corner;
2. North 64°55'35" West, a distance of 309.17 feet to a point for corner;
3. North 82°33'15" West, a distance of 103.53 feet to a point for corner;
4. North 72°22'55" West, a distance of 72.57 feet to a point for corner;
5. North 60°23'55" West, a distance of 51.19 feet to a point for corner;
6. North 84°11'20" West, a distance of 57.94 feet to a point for corner;
7. South 75°49'47" West, a distance of 49.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 1.00 acre tract recorded in Document No. 96-006614, and at the southeast corner of said Joplin Acres, Lots 4R-1, 7 and 8;

THENCE North 0°20'55" West, along the westerly line of said 1.00 acre tract recorded in Document No. 96-006614, and along the easterly line of said Joplin Acres, Lots 4R-1, 7 and 8, a distance of 337.25 feet to the **POINT OF BEGINNING** and containing 6.978 Acres (303,966 square feet) of land, more or less.

05/07/15

STATE OF TEXAS
REGISTERED
SYLVIANA GUNAWAN
6461
PROFESSIONAL
LAND SURVEYOR

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

ZONING EXHIBIT

6.978 ACRES

JAMES MCREYNOLDS SURVEY, ABSTRACT NO. 578
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

LEGEND

P.O.B.	POINT OF BEGINNING
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
XF	"X" CUT IN CONCRETE FOUND

OWNER:
Crutcher Partners, Ltd.
828 Royal Crest Ct
McKinney, Texas 75070
Phone:

SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580

Kimley»Horn
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Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50	CRN	KHA	05/06/2015	069317800	1 OF 1

RECEIVED
By Planning Department at 2:55 pm, Aug 24, 2015

DWG NAME: K:\FRI_SURVEY\069317800-MCKINNEY CRUTCHER CROSSING\DWG\069317800 MCKINNEY CRUTCHER CROSSING BOUNDARY SURVEY.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/7/2015 1:42 PM LAST SAVED: 5/7/2015 1:41 PM