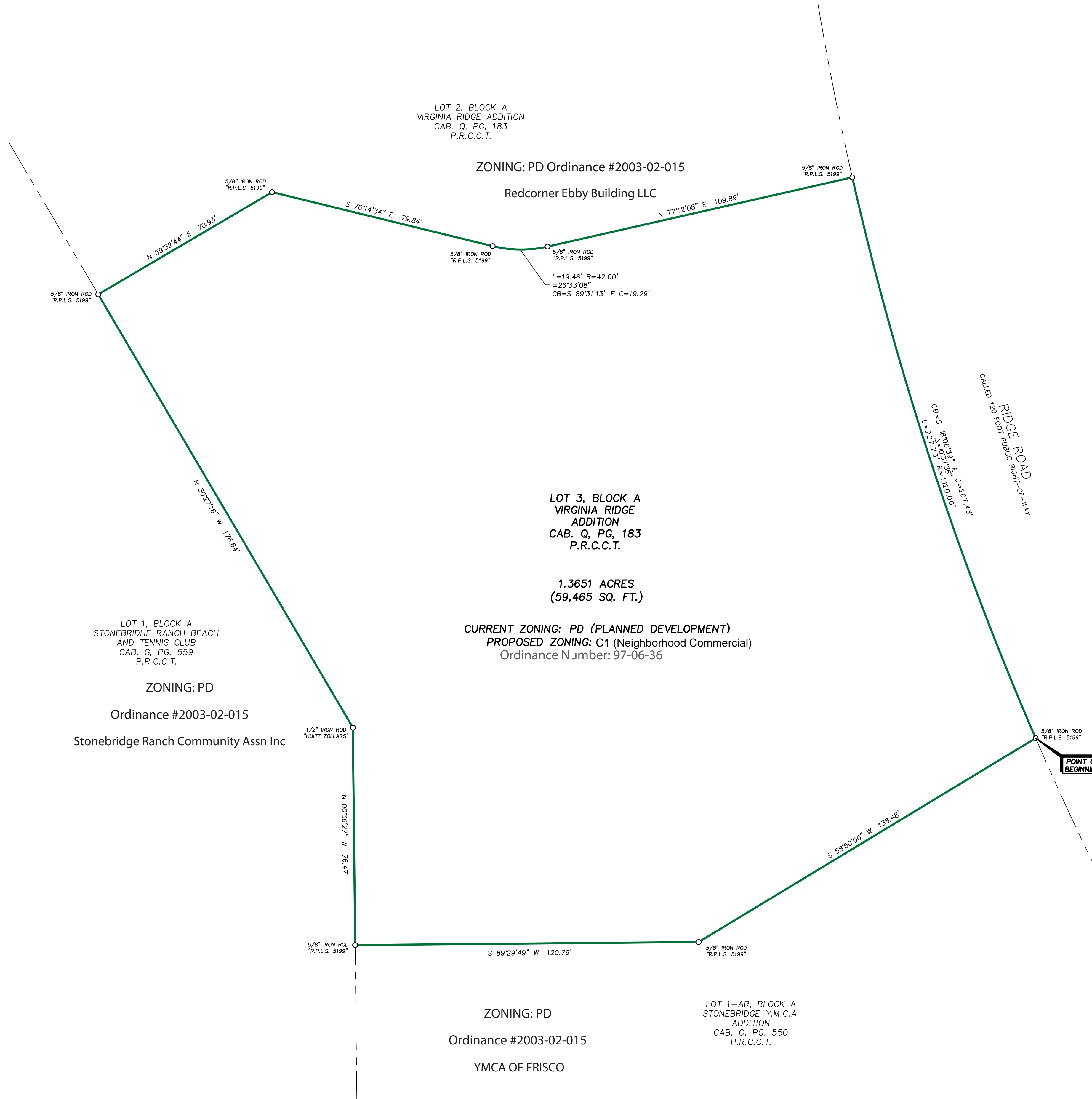
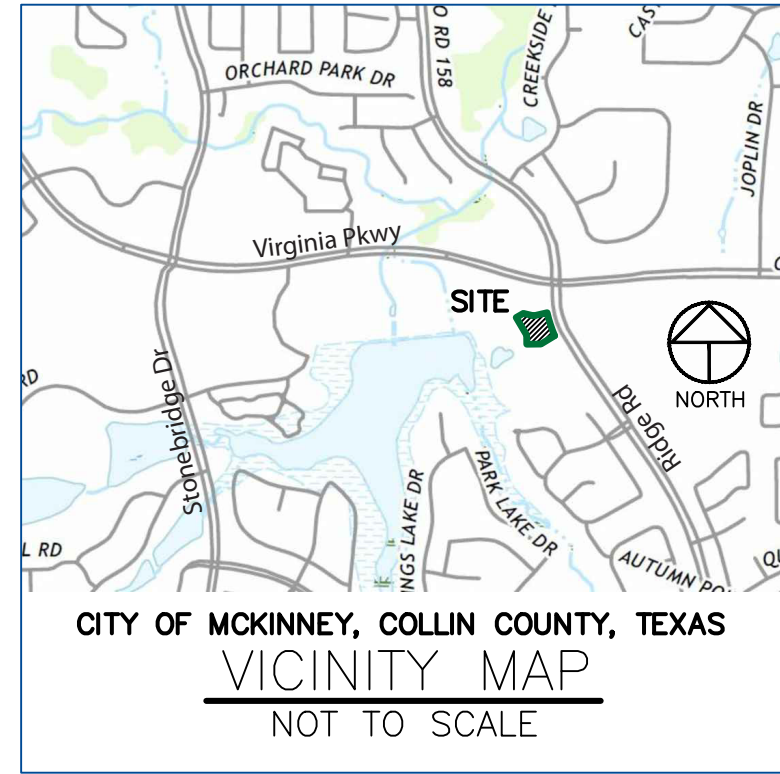


GRAPHIC SCALE: 1" = 20'
 20 10 0 20 40 60 Feet



PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J.R. GRAY SURVEY, ABSTRACT NO. 343, IN COLLIN COUNTY, TEXAS, BEING ALL OF LOT 3, BLOCK A OF VIRGINIA RIDGE ADDITION, BLOCK A, LOTS 1-3, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 183 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BASIS OF BEARINGS IS THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY AS RECORDED BY PLAT CABINET L, PAGE 488, P.R.C.C.T.):

BEGINNING AT A 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199" FOR THE EASTERMOST CORNER OF SAID LOT 3, SAID POINT BEING THE NORTHERNMOST CORNER OF LOT 1-AR, BLOCK A OF STONEBRIDGE Y.M.C.A. ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET O, PAGE 550, P.R.C.C.T., AND LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF RIDGE ROAD (A CALLED 120 FOOT PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 58 DEGREES 50 MINUTES 00 SECONDS WEST, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, WITH A NORTHWEST LINE OF SAID LOT 1-AR, AND WITH A SOUTHEAST LINE OF SAID LOT 3, A DISTANCE OF 138.48 FEET TO A 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199" FOR CORNER;

THENCE SOUTH 89 DEGREES 29 MINUTES 49 SECONDS WEST, WITH A NORTHWEST LINE OF SAID LOT 1-AR, AND WITH A SOUTHEAST LINE OF SAID LOT 3, A DISTANCE OF 120.79 FEET TO A 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199" FOR CORNER, SAID POINT BEING THE SOUTHERNMOST CORNER OF SAID LOT 3 AND BEING THE NORTHWEST CORNER OF SAID LOT 1-AR, AND LYING ON THE EAST LINE OF LOT 1, BLOCK A OF STONEBRIDGE RANCH BEACH AND TENNIS CLUB, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, PAGE 559, P.R.C.C.T.;

THENCE NORTH 00 DEGREES 36 MINUTES 27 SECONDS WEST, WITH AN EAST LINE OF SAID LOT 1, AND A WEST LINE OF SAID LOT 3, A DISTANCE OF 76.47 FEET TO A 1/2-INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "HUETT ZOLLARS" FOR CORNER;

THENCE NORTH 30 DEGREES 27 MINUTES 16 SECONDS WEST, WITH A NORTHEAST LINE OF SAID LOT 1, AND WITH A SOUTHWEST LINE OF SAID LOT 3, A DISTANCE OF 176.64 FEET TO A 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199" FOR CORNER, SAID POINT BEING THE WESTERMOST CORNER OF SAID LOT 3, SAME BEING THE SOUTHERNMOST CORNER OF LOT 2, BLOCK A OF SAID VIRGINIA RIDGE ADDITION (Q/183);

THENCE NORTH 59 DEGREES 32 MINUTES 44 SECONDS EAST, DEPARTING THE NORTHEAST LINE OF SAID LOT 1, WITH A SOUTHEAST LINE OF SAID LOT 2 AND WITH A NORTHWEST LINE OF SAID LOT 3, A DISTANCE OF 70.93 FEET TO A 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199" FOR CORNER;

THENCE SOUTH 76 DEGREES 14 MINUTES 34 SECONDS EAST, CONTINUING WITH A SOUTH LINE OF SAID LOT 2, AND WITH A NORTH LINE OF SAID LOT 3, A DISTANCE OF 79.84 FEET TO A 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199" FOR CORNER AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 26 DEGREES 33 MINUTES 08 SECONDS, A RADIUS OF 42.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 31 MINUTES 13 SECONDS EAST, 19.29 FEET;

THENCE, IN AN EASTERLY DIRECTION, CONTINUING WITH A CURVING SOUTH LINE OF SAID LOT 2, AND A WITH A CURVING NORTH LINE OF SAID LOT 3, ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 19.46 FEET TO A 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199" FOR CORNER;

THENCE NORTH 77 DEGREES 12 MINUTES 08 SECONDS EAST, CONTINUING WITH A SOUTH LINE OF SAID LOT 2 AND WITH A NORTH LINE OF SAID LOT 3, A DISTANCE OF 109.89 FEET TO A 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "R.P.L.S. 5199" FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF SAID LOT 3 AND LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10 DEGREES 37 MINUTES 36 SECONDS, A RADIUS OF 1120.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 06 MINUTES 39 SECONDS EAST, 207.43 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION, WITH THE CURVING SOUTHWEST RIGHT-OF-WAY LINE OF SAID RIDGE ROAD, AND WITH THE CURVING EAST LINE OF SAID LOT 3, ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC LENGTH OF 207.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 59,465 SQUARE FEET OR 1.3651 ACRES OF LAND, MORE OR LESS.

ZONING EXHIBIT

1.3651 ACRES
 LOT 3, BLOCK A, VIRGINIA RIDGE ADDITION,
 BLOCK A, LOTS 1-3
 SITUATED IN THE
 J.R. GRAY SURVEY, ABSTRACT NO. 343
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED, REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WHETHER IN HARD COPY OR ELECTRONIC FORMAT OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FILED BY: N/A	CHECKED BY: N/A	JOB NO. D57114
DRAWN BY: N/A	DATE: 08/23/2021	SHEET NO. 1 OF 1

LEGEND OF ABBREVIATIONS
 • D.R.C.C.T. DEED RECORDS, COLLIN, TEXAS
 • P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS