



GA LAND DEVELOPMENT, LP  
 (TRACT 2 CALLED 24.421 ACRES)  
 DOC. NO. 20140304000199220

**PROPERTY DESCRIPTION**

BEING a 9.873 acre tract of land situated in the Elias Alexander Survey Abstract No. 18, Collin County, Texas and being all of Lot 2, Block A of Collin McKinney Commercial Addition an addition to the City of McKinney according to the plat recorded in Cabinet 2014, Page 473 Plat Records Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set at the intersection of the east line of Piper Glen Road (a variable width right of way) and the south line of Collin-McKinney Parkway (120 feet wide);

THENCE along the south line of said Collin-McKinney Parkway as follows:

NORTH 88°52'03" EAST a distance of 1165.78 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 911.50 feet and a chord bearing of NORTH 80°21'31" EAST;

Along said curve to the left, through a central angle of 17°01'04" for an arc length of 270.73 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 563.50 feet and a chord bearing of NORTH 76°20'12" EAST;

Along said reverse curve to the right, through a central angle of 08°58'27" for an arc length of 88.26 feet to a 5/8 inch iron rod set for the northwest corner of Lot 4R Block A of TPC at Craig Ranch an addition to the City of McKinney according to the plat recorded in Cabinet 2015, Page 325 of the Plat Records, Collin County, Texas (PRCCT);

THENCE along the west line of said Lot 4R, SOUTH 00°52'05" EAST a distance of 334.04 feet to a 5/8 inch iron rod set for the northeast corner of Lot 1, Block AA of Southern Hills at Craig Ranch Phase I an addition to the City of McKinney according to the plat recorded in Cabinet 2016, Page 247 (PRCCT);

THENCE along the north line of said Lot 1, Block AA, SOUTH 88°52'03" WEST a distance of 1558.10 feet to a 5/8 inch iron rod set in the east line of said Piper Glen Road;

THENCE along the east line of said Piper Glen Road as follows:

NORTH 25°05'13" EAST a distance of 18.23 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 165.50 feet and a chord bearing of NORTH 14°52'44" EAST;

Along said non-tangent curve to the left through a central angle of 20°24'59" for an arc length of 58.97 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 350.00 feet and a chord bearing of NORTH 01°46'08" EAST;

Along said compound curve to the left through a central angle of 05°48'11" for an arc length of 35.45 feet to a 5/8 inch iron rod set for corner;

NORTH 01°07'57" WEST a distance of 151.86 feet to a 5/8 inch iron rod set for corner;

NORTH 43°52'03" EAST a distance of 21.21 feet to the POINT OF BEGINNING;

CONTAINING 9.873 acres or 430,080 square feet of land more or less.

**RECEIVED**  
 By Planning Department at 10:22 am, Aug 29, 2016

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

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

  

<b>CROSS ENGINEERING CONSULTANTS</b>		
131 S. Tennessee St. 972.562.4409		McKinney, Texas 75069 Texas P.E. Firm No. F-5935
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=60'

<b>ZONING EXHIBIT</b>	Sheet No.
<b>COLLIN MCKINNEY PARKWAY</b>	<b>ZN</b>
<b>CRAIG RANCH</b>	Project No.
<b>McKINNEY, TEXAS</b>	13040

BOSTON ROAD OFFICE