

LOT 4R, BLOCK A MCKINNEY LOGISTICS CENTER CAB. 2021, PG 376

THOR 3827 NORTH MCDONALD LLC C/O THOR EQUITIES LLC 20210812001630680 F1 (COMMERCIAL IMPRV - [PCT COMPLETE)

ZONING: LI - LIGHT INDUSTRIAL USE: INDUSTRIAL

LOT 1R, BLOCK A MCKINNEY LOGISTICS CENTER CAB. 2021, PG 376

THOR 3827 NORTH MCDONALD LLC C/O THOR EQUITIES LLC 20210812001630680

LOT 1, BLOCK A

CROOKED CREEK/ BLUE MOUNTAIN ADDITION CAB. L, PG. 714

CROOKED CREEK INC

97-/0013960

PD (PLANNED DEVELOPMENT) USE: COMMERCIAL

STATE

BEGINNING

FRANK S & LORRAIN J BENTLE

VOL. 5380, PG. 4407

ASSOCIATION OF TRINITY HEIGHTS

HOMEOWNERS INC.

Δ=8°42'26" R=3869.99'

A=588.12'

Metal Post S 89°42'30" E

CB=N 10°05'44" E MICKEY BEATTY & JOHN M LOUCEL & KENNETH E LUSK

20070320000377350

USES: COMMERCIAL PROPOZED ZONING PD (PLANNED DEVELOPMENT)

Azam Mirbaghery

20110726000776080

PD (PLANNED DEVELOPMENT) USE: RESIDENTIAL

BLOCK A

MOTHERS, OFFICE

4.037 ACRES

(175,842 SQ. FT.)

Alejandro & Alicia Diaz

01-0122687/5013-4247

ZONING: AG - AGRICULTURAL

USE: RESIDENTIAL

A (RESIDENTIAL MANUFACTURED HOME (OWNS LAND)

J GUADALUPE H ROMERO

20101207001338070

Set Stamped Owens 5387

JOSE J CRUZ-CARRASQUILLO 20170616000781390 LYLE & JESSICA STOVALL

> 20120713030018690 LOT 13

MELISSA L MCEWEN 20160519000611160

DEBORAH KAY DAUGHERTY VOL. 5745, PG. 4278

GORAN LUKIC & ADRIANA LUKIC

20210119000105520 LOT 10

CELINA B GARCIA & SYLVIA DIAZ

20201103001939900 LOT 9

LOT 11

NICHOLAS VON & LEINWEBER & CHERI RENNE LEINWEBER

20091124001423760

LOT 18

JOSEPH COLE

20190529000603730

SI & ANGELICA YANETH XIONG

20210513000977210

LOT 17

BLOCK A

Phase One 20200806001271580

LOT 22 🙍 Cabinet P, Slide 324 P.R.C.C.T.
PD (PLANNED DEVELOPMENT) USES: RESIDENTIA HUBERT LINDWALL

COMMON AREA A - 2

ASSOCIATION OF TRINITY HEIGHTS HOMEOWNERS INC.

C/O VERACITY INC.

ROBERT C & LAURA N BLACKLEDGE 20080922001135940

LOT 19

TERRACE VIEW DRIVE

BLOCK D LOT 1

LOT 20

LOT 1

Brock C # 2

CRYSTAL FALLS DRIVE

LOT 25

HOMEOWNERS INC.
C/O VERACITY INC.
CYPRESS HILL DRIVE

FIELD NOTE DESCRIPTION

Being a 4.037 acre tract of land located in the Tolo Dunn Survey, Abstract No. 284, City of McKinney, Collin County, Texas and being all of a tract of land to Mickey Beatty, John M Loucel and Kenneth E Lusk per Special Warranty Deed recorded in cc# 20070320000377350, Official Public Records, Collin County, Texas and being more particularly described as

BEGINNING at a 5/8 inch iron rod found for corner located in the east line of State Highway No. 5 (variable width at this point) and also being the northwest corner of a tract of land to Azam Mirbaghery, per cc# 20110726000776080, Official Public Records, Collin County,

THENCE along the east line of State Highway No. 5 and being the beginning of a curve to the left with a radius of 3869.99 feet and a chord bearing of NORTH 10°05'44" EAST;

ALONG said curve to the left through a central angle of **8°42'26"** for an arch length of **588.119** feet to a Metal post found for corner and being the southwest corner of a tract of land to Alejandro & Alicia Diaz per Volume 5013, Page 4247, Deed Records, Collin County, Texas;

THENCE along the common line of said 4.037 acre tract and said Diaz tract, SOUTH 89°42'30" EAST a distance of 297.05 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being located in the west line of Trinity Heights Phase One Addition, recorded in Cabinet P, Slide 324, Plat Records, Collin County, Texas;

THENCE along the common line of said 4.037 acre tract and said Trinity Heights Phase One Addition, **SOUTH 01°41'27" WEST** a distance of **284.65** feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

THENCE continuing along the common line of said 4.037 acre tract and said Trinity Heights Phase One Addition, **SOUTH 01°49'07" WEST** a distance of 231.57 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the north east corner of said Azam Mirbaghery tract;

THENCE along the north line of said Azam Mirbaghery tract as follows:

NORTH 88°10'53" WEST a distance of 123.32 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

SOUTH 76°02'31" WEST a distance of **268.97** feet to the **POINT OF BEGINNING**;

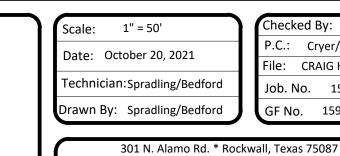
CONTAINING within these metes and bounds **4.037** acres or 175,842 square feet of land more or less.

> **ZONING EXHIBIT** 4.037 ACRES

TOLO DUNN SURVEY ABSTRACT NO. 284 CITY OF MCKINNEY COLLIN COUNTY, TEXAS

Client: CRAIG INTERNATIONAL 6850 TPC DRIVE, SUITE 104 McKINNEY, TEXAS 75070

Sheet:



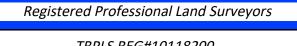


Checked By: F.R. Owens

File: CRAIG HWY5 10-18-21

P.C.: Cryer/Spradling

Job. No. 159-221



TBPLS REG#10118200