

**PROPERTY DESCRIPTION**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

BEING a tract of land situated in the ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18, in the City of McKinney, Collin County, Texas, and being a portion of Lot 2R1, Block A, Collin McKinney Commercial Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20181121010005360 (Page 2018, Page 890), Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a MAG nail with a metal shiner stamped "W.A.I. R.P.L.S. 5714" set for the Northeasterly corner of said Lot 2R1, and the Northwesterly corner of Lot 6, Block A, Collin McKinney Commercial Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2017, Page 828, O.P.R.C.C.T., said MAG nail being situated in the Southerly right-of-way line of Collin McKinney Parkway, a 120-foot right-of-way;

THENCE South 14 deg 06 min 28 sec East, departing said Southerly right-of-way line and along the Easterly line of said Lot 2R1 and the Westerly line of said Lot 6, a distance of 126.79 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 22 deg 09 min 30 sec East, continuing along said common line, a distance of 163.84 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southeast corner of said Lot 2R1 and the Southwest corner of said Lot 6 and being situated in the North line of Lot 1, Block AA, Southern Hills at Craig Ranch, Phase 1, and addition to the City of McKinney, Collin County, Texas, recorded in Volume 2016, Page 247 (O.P.R.C.C.T.);

THENCE South 88 deg 54 min 07 sec West, departing the Westerly line of said Lot 6 and the Easterly line of said Lot 2R1 and along the South line of said Lot 2R1 and the North line of said Lot 1, a distance of 280.28 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 01 deg 05 min 53 sec West, departing said common line and over and across said Lot 2R1, a distance of 275.00 feet to a MAG nail with a metal shiner stamped "W.A.I. R.P.L.S. 5714" set for corner, said MAG nail being situated in the Southerly right-of-way line of said Collin McKinney Parkway and the North line of said Lot 2R1;

THENCE North 88 deg 54 min 07 sec East, along said common line, a distance of 241.75 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left, having a radius of 911.50 feet, a central angle of 03 deg 12 min 53 sec, a chord bearing of North 87 deg 17 min 41 sec East and a chord length of 51.13 feet;

THENCE along said common line and said curve to the left, an arc distance of 51.14 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.093 acres or 91,188 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 12th day of July, 2020, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of McKinney GPS Monument #53 and Monument #54.



**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

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Texas Engineer's Registration No. 88  
 Texas Surveyors No. 10095600 Expires 12-31-20  
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Scale: N/A

Date: 07.14.20

Dwg. File: 64205.CC-PH-4

Project No.: 64205.CC

**CONDOMINIUM PLAT, PHASE 4**  
**2.093 ACRES (91,188 SQ. FT.)**  
 COLLIN MCKINNEY  
 COMMERCIAL ADDITION  
 CITY OF MCKINNEY, COLLIN COUNTY,  
 TEXAS

**SHEET**  
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