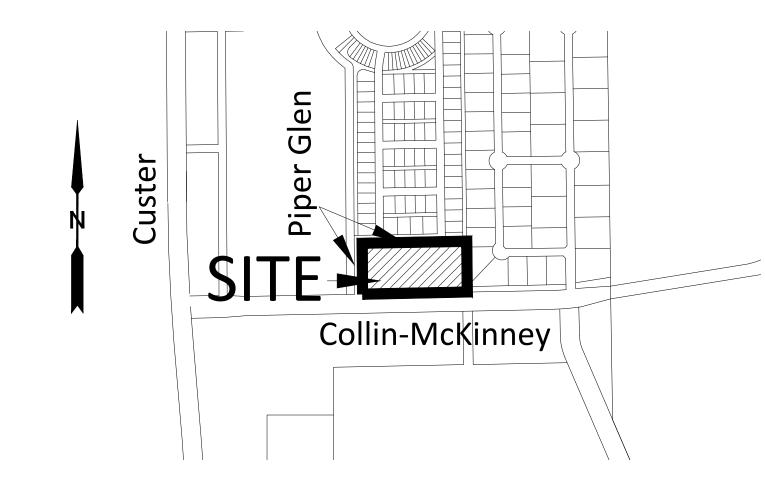


COLLIN McKINNEY PARKWAY

(VARIABLE WIDTH RIGHT-OF-WAY) CABINET 2006, PAGE 254 (PRCCT)

LOT 2R1, BLOCK A Lot 1, Block A ZONING: SO - SUBURBAN OFFICE **COLLIN MCKINNEY** Collin McKinney Commercial Addition USES: OFFICE Cabinet 2014, Page 473 COMMERCIAL (PRCCT) ADDITION CAB. 2018, PG 890 0 ZONING: PD- PLANNED $\widetilde{\mathbf{Z}}$ DEVELOPMENT DISTRICT USES: OFFICE EN GL ER PIP

LOCATION MAP



FIELD NOTE DESCRIPTION LOT 41, BLOCK E

Being a **4.813** acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being all of Lot 41, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 680, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Lot 41 and being in the north line of Collin McKinney Parkway (Variable Width) and also being in the east line of Piper Glen Road (50' Wide

THENCE along the east line of said Piper Glen Road, **NORTH 00°21'49" WEST** a distance of **319.03** feet to a 5/8 inch iron rod found for corner;

THENCE continuing along the south line of said Piper Glen Road and the north line of said Lot 41, NORTH 88°52'03" EAST a distance of 656.21 feet to a point for corner located in the west line of Phase 1 of The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 255, Plat Records, Collin County. Texas:

THENCE departing the south line of said Piper Glen Road and continuing along the common line of said Lot 41 & said Phase 1 of The Estates at Craig Ranch West, **SOUTH 00°43'42" EAST** a distance of **319.01** feet to a point for corner located in the north line of said Collin McKinney Parkway;

THENCE along the north line of said Collin McKinney Parkway, SOUTH 88°52'03" WEST a distance of 658.21 feet to the POINT OF BEGINNING:

CONTAINING within these metes and bounds 4.813 acres or 209,651 square feet of land more or less.

FIELD NOTE DESCRIPTION PARCEL A

Being a 1.717 acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being a portion of Lot 41, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 680, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Lot 41 and being in the north line of Collin McKinney Parkway (Variable Width) and also being in the east line of Piper Glen Road (50' Wide Private Road):

THENCE along the east line of said Piper Glen Road, **NORTH 00°21'49" WEST** a distance of **319.03** feet to a 5/8 inch iron rod found for corner;

THENCE continuing along the south line of said Piper Glen Road and the north line of said

Lot 41, **NORTH 88°52'03" EAST** a distance of **232.70** feet to a point for corner; **THENCE** departing the south line of said Piper Glen Road and continuing through said

Lot 41, **SOUTH 00°59'43" EAST** a distance of **319.00** feet to a point for corner located in the north line of said Collin McKinney Parkway;

THENCE along the north line of said Collin McKinney Parkway, **SOUTH 88°52'03" WEST** a distance of **236.22** feet to the **POINT OF BEGINNING**;

of 236.22 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.717 acres or 74,792 square feet of land more or less.

FIELD NOTE DESCRIPTION PARCEL B

Being a 3.096 acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being a portion of Lot 41, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 680, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southeast corner of said Lot 41 and being in the north line of Collin McKinney Parkway (Variable Width);

THENCE along the north line of said Collin McKinney Parkway, SOUTH 88°52'03" WEST a distance

of **421.97** feet to a point for corner;

THENCE departing the north line of said Collin McKinney Parkway and continuing through said
Lot 41, NORTH 00°59'43" WEST a distance of 319.00 feet to a point for corner located in the south line of

Piper Glen Road (50' Private Street);

THENCE along the south line of said Piper Glen Road, **NORTH 88°52'03" EAST** a distance of **423.49** feet to a 5/8 inch iron rod found for corner located at the northeast corner of said Lot 41 and being in the west line of Phase 1 of The Estates at Craig Ranch West addition as recorded in Cabinet 2006, Page 255, Plat Records, Collin County, Texas;

THENCE along the common line of said Lot 41 and said Phase 1 of The Estates at Craig Ranch West, SOUTH 00°43'22" EAST a distance of 319.01 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 3.096 acres or 134,850 square feet of land more or less.

ZONING EXHIBIT 4.813 ACRES

PARCEL A - 1.717 ACRES
PARCEL B - 3.096 ACRES

ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18
CITY OF McKINNEY
COLLIN COUNTY, TEXAS

Craig International, Inc. 6850 TPC Drive, Suite 210 McKinney, Texas 75070

6850 TPC Drive, Suite 210 McKinney, Texas 75070 Attn: James T. Craig

Scale: 1" = 60'

Date: October 14, 2021

Technician: Spradling/Bedford

Drawn By: Spradling/Bedford

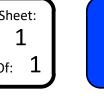
P.C.: Cryer/Spradling

File: MONTESSORI-COLLIN ZONING EXHIB

Job. No. 159-059

Checked By: F.R. OWENS

301 N. Alamo Rd. * Rockwall, Texas 75087 972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.con



A J Bedford Group, Inc.

Registered Professional Land Surveyors

TBPLS REG#10118200

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