



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 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 **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°59'49" 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**;
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°59'49" 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°43'42" 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

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

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| Scale: 1" = 60' | Checked By: F.R. OWENS |
| Date: October 14, 2021 | P.C.: Cryer/Spradling |
| Technician: Spradling/Bedford | File: MONTESSORI-COLLIN ZONING EXHIBIT |
| Drawn By: Spradling/Bedford | Job No. 159-059 |

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