



# LEGAL DESCRIPTION

## PROPERTY DESCRIPTION

Being a tract of land situated in the James McReynolds Survey, Abstract No. 578 in the City of McKinney, Collin County, Texas, and being that tract of land described in General Warranty Deed with Vendor's Lien to McKinney Islamic Association recorded in Instrument Number 2022000119988 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" set in concrete for corner, said corner being in the east right-of-way line of S. Crutcher Crossing (60 foot right-of-way), said corner also being in the south right-of-way line of Virginia Parkway (120 foot right-of-way), said corner being the beginning of a non-tangent curve to the right, having a delta of 03 degrees 28 minutes 45 seconds, a radius of 7920.00 feet, and a chord bearing and distance of South 86 degrees 38 minutes 48 seconds East, 480.87 feet;

Thence, in a southeasterly direction, along the south right-of-way line of said Virginia Parkway, along said curve to the right, an arc length of 480.95 feet to a 1/2 inch iron rod with yellow plastic cap stamped "GEONAV" for corner;

Thence South 84 degrees 54 minutes 57 seconds East, continuing along the south right-of-way line of said Virginia Parkway, a distance of 98.31 feet to a point for corner, said corner being the northwest corner of Lot 1, Block A of Virginia Village Addition, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Instrument Number 20140912010003080 of the Official Public Records of Collin County, Texas, from which lies a disturbed 1/2 inch iron rod found which bears South 28 degrees 14 minutes 39 seconds West, 0.32 feet;

Thence South 01 degrees 34 minutes 02 seconds West, along the west line of said Lot 1, Block A, passing a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set at a distance of 207.60 feet, and continuing for a total distance of 233.14 feet to a point for corner, said corner being the southwest corner of said Lot 1, Block A, said corner also being in a north line of Common Area CA2 of Stone Brooke Crossing Phase I, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Cabinet K, Page 21 of the Plat Records of Collin County, Texas;

Thence South 70 degrees 19 minutes 38 seconds West, along a north line of said Common Area CA2, a distance of 43.47 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 58 degrees 41 minutes 08 seconds West, continuing along a north line of said Common Area CA2, a distance of 133.44 feet to a point for corner, from which lies a 1/2 inch iron rod with illegible red plastic cap found which bears North 75 degrees 12 minutes 39 seconds East, 0.23 feet;

Thence South 66 degrees 20 minutes 04 seconds West, continuing along a north line of said Common Area CA2, a distance of 206.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 84 degrees 15 minutes 59 seconds West, continuing along a north line of said Common Area CA2, a distance of 64.48 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 71 degrees 07 minutes 39 seconds West, continuing along a north line of said Common Area CA2, a distance of 72.25 feet to a point for corner;

Thence South 53 degrees 43 minutes 13 seconds West, continuing along a north line of said Common Area CA2, a distance of 93.86 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 73 degrees 44 minutes 47 seconds West, continuing along a north line of said Common Area CA2, a distance of 149.26 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence North 83 degrees 40 minutes 16 seconds West, continuing along a north line of said Common Area CA2, a distance of 5.75 feet to a 1/2 inch iron rod with yellow plastic cap stamped "GEONAV" found for corner, said corner being in the east right-of-way line of said S. Crutcher Crossing, said corner being the beginning of a non-tangent curve to the right, having a delta of 31 degrees 38 minutes 13 seconds, a radius of 220.00 feet, and a chord bearing and distance of North 17 degrees 49 minutes 02 seconds East, 119.94 feet;

Thence, in a northeasterly direction, along the east right-of-way line of said S. Crutcher Crossing, along said curve to the right, an arc length of 121.48 feet to a 1/2 inch iron rod with yellow plastic cap stamped "GEONAV" found for corner, said corner being the the beginning of a reverse curve, having a delta of 32 degrees 05 minutes 22 seconds, a radius of 530.00 feet, and a chord bearing and distance of North 17 degrees 35 minutes 27 seconds East, 292.97 feet;

Thence, in a northeasterly direction, continuing along the east right-of-way line of S. Crutcher Cross, along said reverse curve, an arc length of 296.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped "GEONAV" found for corner;

Thence North 01 degrees 32 minutes 50 seconds East, along the east right-of-way line of said S. Crutcher Crossing, a distance of 169.94 feet to the POINT OF BEGINNING and containing 242,831 square feet or 5.575 acres of land.

## REVISIONS

No.	Revision/Issue	Date

## LEGEND

HANDICAPPED SPACE	LIGHT POLE
PARKING SPACE	BRICK COLUMN
IRON ROD FOUND	AC AIR CONDITIONING
IRON ROD SET "TXHS"	FIRE HYDRANT
IRON PIPE FOUND	ELECTRIC METER
"X" FOUND / SET	GAS METER
CONTROL MONUMENT	BOLLARD
IRRIGATION CONTROL VALVE	ASPHALT PAVING
CLEAN-OUT	CHAIN LINK FENCE
WATER METER	WOOD FENCE (CENTER POST)
WATER VALVE	WIRE FENCE
GREASE TRAP	IRON FENCE
MANHOLE	PIPE FENCE
STORM SEWER	
SANITARY SEWER	
COVERED PORCH, DECK OR CARPORT	
CONCRETE PAVING	
NO PARKING	
GRAVEL/ROCK ROAD OR DRIVE	
OES OVERHEAD ELECTRIC SERVICE	
OHP OVERHEAD POWER LINE	
SS SANITARY SEWER LINE	

## GENERAL NOTES

1) According to the F.I.R.M. No. 48085C0225J & 48085C0260K, the subject property lies in Zone X, and does not lie within a Special Flood Hazard Area.

2) Bearing are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).

3) Benchmarks:

CM10  
N= 7,123,244.487; E= 2,527,400.224; Elevation= 664.953  
CM11  
N= 7,123,860.263; E= 2,522,323.217; Elevation= 705.297

**TEXAS HERITAGE**  
SURVEYING, LLC



10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

**ENGINEERING SURVEY**  
SOUTHEAST CORNER OF VIRGINIA PARKWAY  
& S. CRUTCHER CROSSING  
TRACT OUT OF  
JAMES MCREYNOLD'S SURVEY, ABST. NO. 579  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

Task No.  
2301967-1

Drawn By  
JACOB

Date  
10/16/2023

Scale  
1"=30'

