

METES & BOUNDS

BEING a tract of land situated in the George F. Lucas Survey, Abstract Number 540 in the City of McKinney, Collin County, Texas and being all of Lot 1, Block Q of Cooper Living Center Addition Phase 2, an addition to the City of McKinney, as described in a plat recorded in Cabinet 2009, Page 402 of the Plat Records of Collin County, Texas; all of Lot 1, Block C of Wholelife at Craig Ranch Addition, an addition to the City of McKinney, as described in a plat recorded in Instrument Number 201702140000690 of the Official Public Records of Collin County, Texas; and all of Lot 1-1, Block Q of Cooper Living Center Addition Phase 2 as recorded in Instrument Number 20200224000253590 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the southeast end of a Right-of-Way corner clip at the intersection of the southeast Right-of-Way line of Wessex Court (a 52 foot Right-of-Way) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas and the southwest Right-of-Way line of Alma Road (a variable width Right-of-Way) dedicated to the City of McKinney as recorded in Instrument Number 20060130000121000 of the Official Public Records of Collin County, Texas.

THENCE South 51 degrees 55 minutes 07 seconds East, along the southwest Right-of-Way line of said Alma Road, distance of 216.70 feet to the north end of a Right-of-Way corner clip at the intersection of the southwest Right-of-Way line of said Alma Road and the northwest Right-of-Way line of Hewitt Drive (a 52 foot Right-of-Way) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas;

THENCE South 06 degrees 55 minutes 08 seconds East, along said corner clip, a distance of 21.23 feet to a point for corner on the northwest Right-of-Way line of said Hewitt Drive;

THENCE South 38 degrees 04 minutes 52 seconds West, a distance of 74.96 feet to a point for corner at the beginning of a tangent curve to the right having a radius of 1724.00 feet, a central angle of 18 degrees 37 minutes 15 seconds, and a chord that bears South 47 degrees 22 minutes 34 seconds West a distance of 557.83 feet;

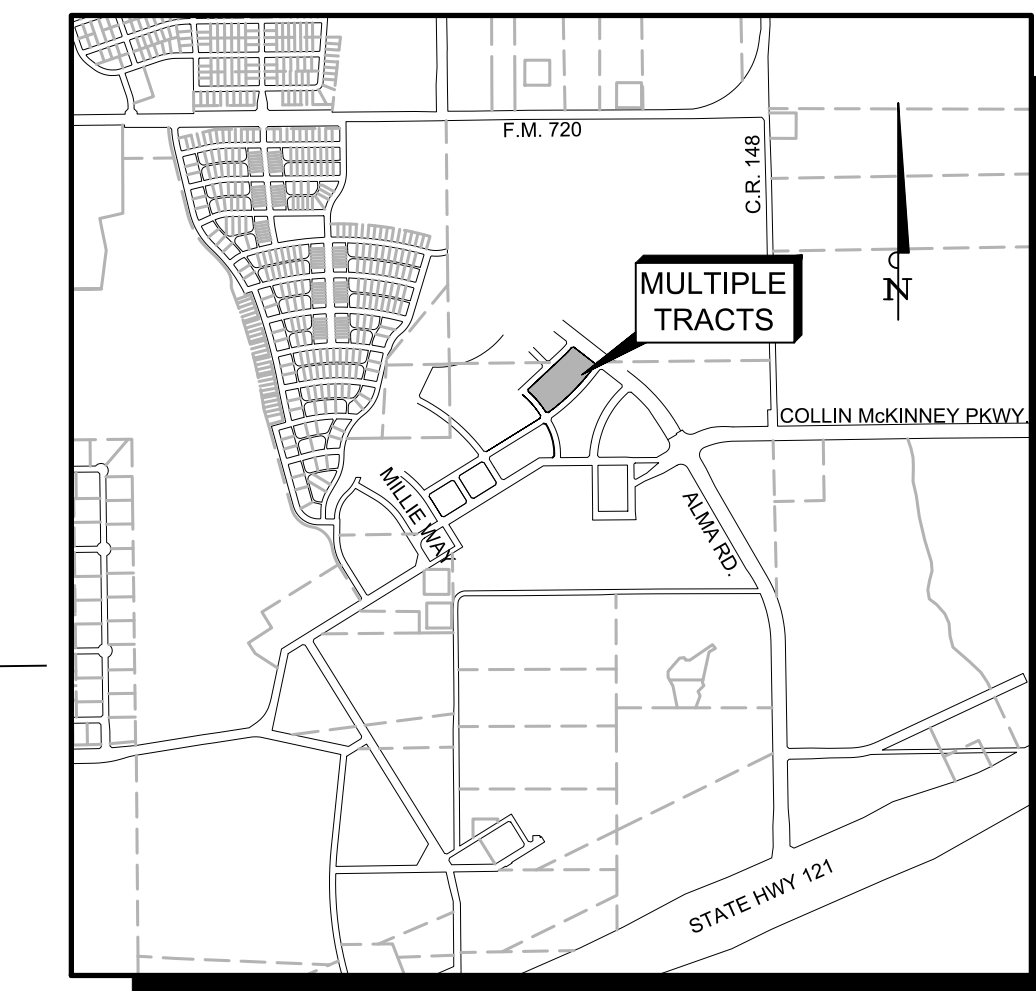
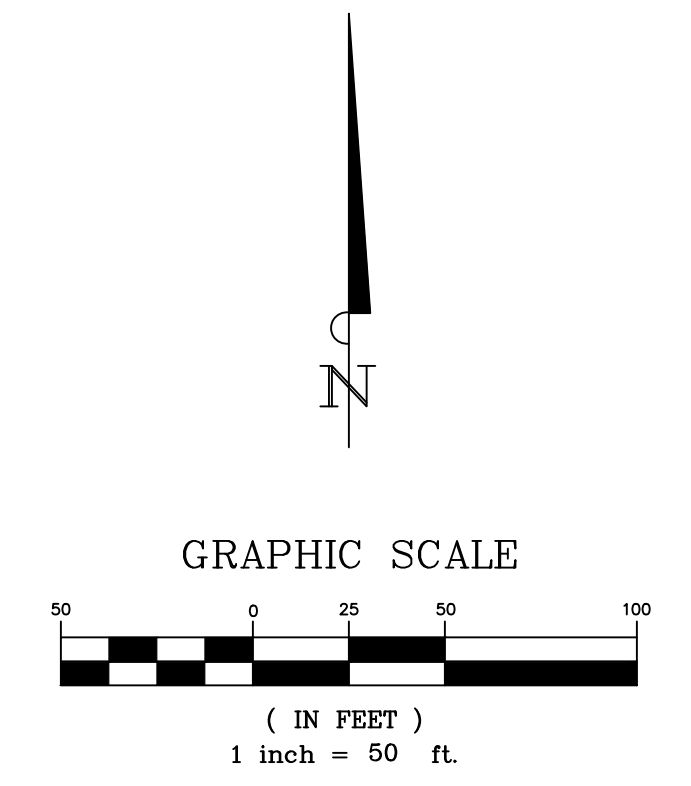
THENCE along the northwest Right-of-Way line of said Hewitt Drive, an arc distance of 560.29 feet to a point for corner at the southwest end of a Right-of-Way corner clip at the intersection of the northwest Right-of-Way line of said Hewitt Drive and the southwest line of Uplands Drive (a 52 foot Firelane, Mutual Access, Drainage, and Utility Easement) per plat recorded in Volume 2009, Page 402 of the Deed Records of Collin County, Texas;

THENCE North 12 degrees 18 minutes 44 seconds East, along said corner clip, a distance of 21.53 feet to the northeast end of said Right-of-Way corner clip, same being on the southwest line of said Uplands Drive, same also being the beginning of a non-tangent curve to the left having a radius of 724.00 feet, a central angle of 18 degrees 28 minutes 35 seconds, and a chord that bears North 40 degrees 56 minutes 09 seconds West a distance of 232.46 feet to a point for corner in the southeast Right-of-Way line of said Wessex Court;

THENCE North 46 degrees 54 minutes 54 seconds East, along the southeast Right-of-Way line of said Wessex Drive, a distance of 478.38 feet to a point for corner at the beginning of a radius of 626.00 feet, a central angle of 08 degrees 11 minutes 00 seconds, and a chord that bears North 42 degrees 49 minutes 24 seconds East a distance of 89.33 feet;

THENCE along said Right-of-Way and said curve, an arc distance of 89.41 feet to the west end of a right-of-way corner clip at the intersection of the southeast Right-of-Way line of said Wessex Court and the southwest Right-of-Way line of said Alma Road;

THENCE North 83 degrees 09 minutes 29 seconds East, along said corner clip, a distance of 21.32 feet to the POINT OF BEGINNING and containing 156,716 square feet or 3.598 acres of land, more or less.



Master Planning
Civil Engineering
Land Development
210 Adriatic Parkway, Suite 200
McKinney, TX 75072
Tel 469 424 5900
Fax 214 544 5200
Certificate of Registration No. F-58665

SANCHEZ
& Associates

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

THE PINNACLE PHASE II

ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE

Designed by:	RCG
Drawn by:	CDR
Checked by:	RCG
Date:	9/5/2023
Project No.:	02145.005

Prepared by: ccasey@raymond.com
Tue, 05 Sep 2023 2:24pm
Plotted by: ccasey@raymond.com
Thu, 05 Sep 2023 2:24pm
Project: 02145.005 - Phase II (0) - Prelim
User: SANCHEZ, S & A, Lopez, J.A.
Title: 02145-005 - Zoning Exhibit - Phase II (0) - Prelim

EXHIBIT

SITE DATA
EXISTING ZONING: PD: 2014-07-048
EXISTING LAND USE: VACANT

SITE DATA
EXISTING ZONING: PD: 2017-07-080
EXISTING LAND USE: RESIDENTIAL

SITE DATA
EXISTING ZONING: PD: 2020-02-015
PROPOSED ZONING: PD: URBAN LIVING SINGLE FAMILY
EXISTING LAND USE: VACANT

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EXISTING LAND USE: VACANT

SITE DATA
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EXISTING ZONING: PD: 2020-02-015
EXISTING LAND USE: VACANT

OWNER:
MAHANTRAJ CR LLC
307 DOVE HEIGHTS TRAIL
MANSFIELD, TEXAS 76063
817-944-9151
ATTN: ANANT PATEL

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
210 ADRIATIC PARKWAY, SUITE 200
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
210 ADRIATIC PARKWAY, SUITE 200
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY, PE

**ZONING EXHIBIT
THE PINNACLE PHASE II
LOT 1, BLOCK C
LOT 1-1, BLOCK Q
AND LOT 1, BLOCK Q**

