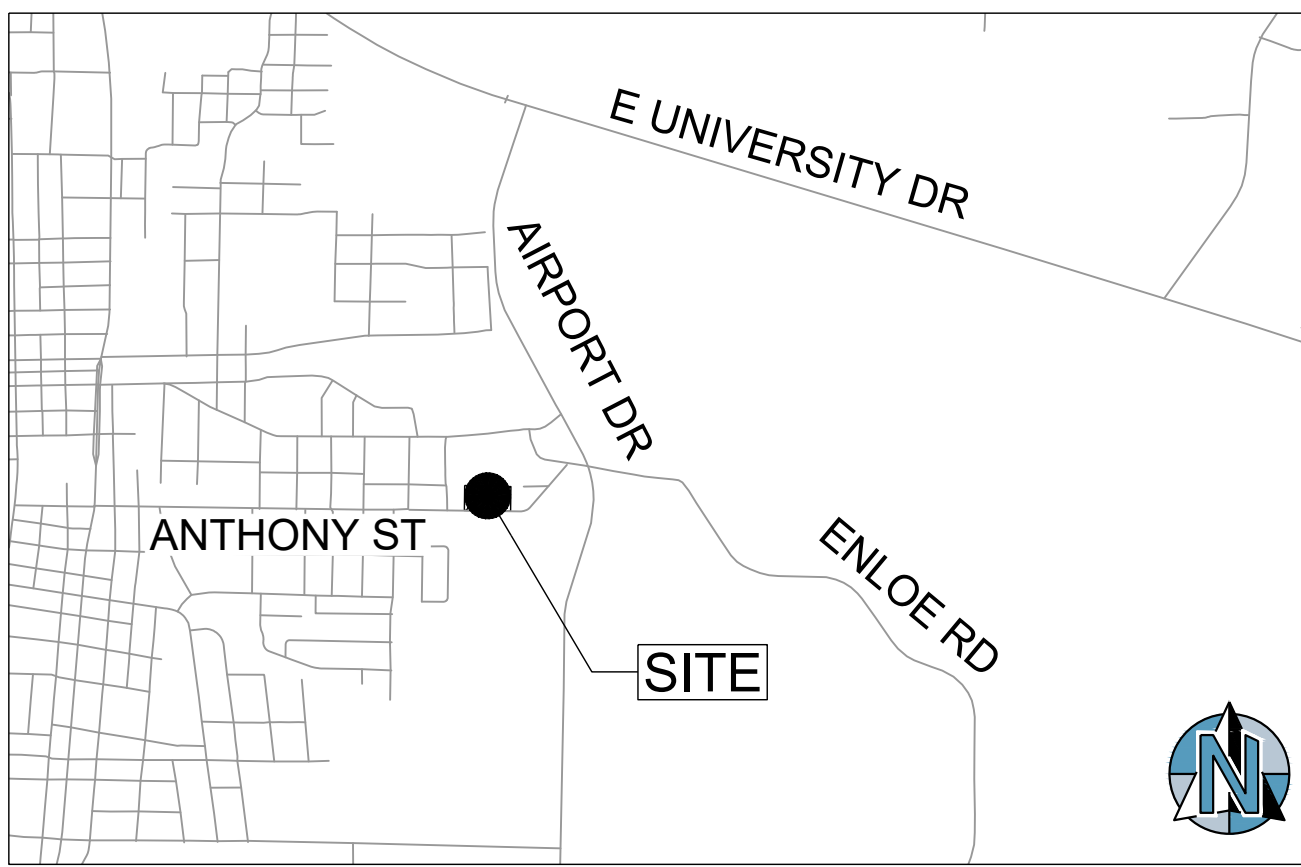




VICINITY MAP
NOT TO SCALE

LEGEND	
	PROPERTY LINE
	CONTROL MONUMENT
	TRAVERSE LAND SURVEYING
	PUBLIC RECORDS COLLIN COUNTY TEXAS
	DEED RECORDS COLLIN COUNTY TEXAS
	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

NOTE:
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS, PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

LEGAL DESCRIPTION:

BEING A 1.501 ACRE TRACT OF LAND SITUATED IN THE WM. DAVIS SURVEY, ABSTRACT NUMBER 248, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING LOT 32, BLOCK 7, LOTS 33-35, BLOCK 8 AND A 20 FOOT ALLEY RIGHT-OF-WAY OF W.J.S. RUSSELL'S THIRD ADDITION, RECORDED IN VOLUME 91, PAGE 238, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS, AND BEING ALL OF THE NEW JERUSALEM MISSIONARY BAPTIST CHURCH, RECORDED IN VOLUME 1070, PAGE 489, DEED RECORDS COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

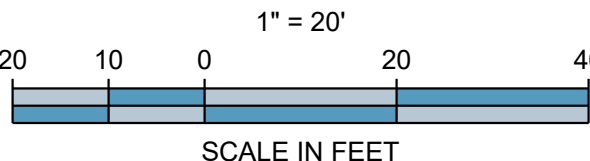
BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE MOST NORTH-WESTERLY CORNER OF SAID NEW JERUSALEM TRACT, SAME BEING THE MOST NORTHEASTERLY CORNER OF LOT 30A, BLOCK 7, REPLAT OF W.J.S. RUSSELL'S THIRD ADDITION, RECORDED IN CABINET G, PAGE 425, OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS, ALSO BEING A POINT IN THE MOST SOUTHERLY RIGHT-OF-WAY LINE OF GOUGH STREET (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS, SOUTH 89 DEGREES 13 MINUTES 19 SECONDS WEST, 80.07 FEET;

THENCE NORTH 89 DEGREES 13 MINUTES 19 SECONDS EAST, ALONG THE MOST NORTHERLY LINE OF SAID NEW JERUSALEM TRACT, A DISTANCE OF 333.41 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "TRAVERSE LS PROP COR" SET FOR CORNER IN THE MOST NORTHEASTERLY CORNER OF SAID NEW JERUSALEM TRACT, SAME BEING THE MOST NORTHWESTERLY CORNER OF A 20 FOOT ALLEY RIGHT-OF-WAY;

THENCE SOUTH 00 DEGREES 59 MINUTES 29 SECONDS WEST, DEPARTING FROM SAID GOUGH STREET ALONG THE MOST EASTERLY LINE OF SAID NEW JERUSALEM TRACT, A DISTANCE OF 201.61 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "TRAVERSE LS PROP COR" SET FOR CORNER IN THE MOST SOUTHEASTERLY CORNER OF SAID NEW JERUSALEM TRACT, SAME BEING THE MOST SOUTHWESTERLY CORNER OF A 20 FOOT ALLEY RIGHT-OF-WAY, ALSO BEING A POINT IN THE MOST NORTHERLY RIGHT-OF-WAY LINE OF ANTHONY STREET CALLED A 40 FOOT RIGHT-OF-WAY, FROM WHICH A 1" IRON PIPE FOUND BEARS, SOUTH 88 DEGREES 55 MINUTES 50 SECONDS EAST, 180.00 FEET;

THENCE NORTH 88 DEGREES 55 MINUTES 50 SECONDS WEST, ALONG THE MOST SOUTHERLY LINE OF SAID NEW JERUSALEM TRACT, A DISTANCE OF 333.25 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE MOST SOUTHWESTERLY CORNER OF SAID NEW JERUSALEM TRACT, SAME BEING THE MOST SOUTHEASTERLY CORNER OF LOT 31, BLOCK 7 OF SAID REPLAT OF W.J.S. RUSSELL'S THIRD ADDITION;

THENCE NORTH 00 DEGREES 59 MINUTES 29 SECONDS EAST, DEPARTING FROM SAID ANTHONY STREET ALONG THE MOST WESTERLY LINE OF SAID NEW JERUSALEM TRACT, A DISTANCE OF 190.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.501 ACRES (65,396 SQ. FT.) OF LAND, MORE OR LESS.



**ZONE2025-0105
ZONING EXHIBIT**

FOR
LOT 32, 33, 34 & 35, BLOCK 7, W.J.S. RUSSELL'S THIRD ADDITION
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED: JULY 2025

SURVEYOR:
TRAVERSE LAND SURVEYING
14200 MIDWAY ROAD, SUITE 130
DALLAS, TX 75224
(469) 784-9321

OWNER:
NUM BAPTIST CHURCH
1415 ANTHONY STREET
MCKINNEY, TX 75069

ENGINEER:
FORESITE GROUP, LLC
4925 GREENVILLE AVE., SUITE 480
DALLAS, TX 75206
(214) 939-7123
CONTACT: MR. DAVID NORRIS, P.E.

TBP&S Firm No. F-12878
FORESITE
group
D/B/A Foresite Consulting Group of Texas, Inc.

