

PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Collin, City of McKinney, being part of the Andrew Stapp Survey, Abstract No. 833, being all of a called 20.1593 acre tract as recorded under Clerk's File No. 20150821001060720, of the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a RPLS 3963 capped iron rod found in the south right-of-way line of Bloomdale Road (variable width right-of-way), marking the northeast corner of Common Area W-4, Block W, of Heatherwood Phase 3C as recorded in Volume 2013, Page 172, of the Collin County Map Records, the northwest corner of said 20.1593 acre tract and the herein described premises;

THENCE with the south right-of-way line of Bloomdale Road and the north line of said 20.1593 acre tract as follows: North 89°16'58" East, 409.25 feet to a Pogue Engineering capped iron rod found for angle break; South 86°31'36" East, 150.54 feet to a Pogue Engineering capped iron rod found for angle break; North 89°16'58" East, 110.51 feet to a Pogue Engineering capped iron rod found marking the beginning of a curve to the right; southeasterly along said curve having a central angle of 18°43'32", for an arc distance of 44.45 feet, with a radius of 136.00 feet (chord = South 81°34'02" East, 44.25 feet) to a Pogue Engineering capped iron rod found marking the beginning of a compound curve; southeasterly along said curve to the right having a central angle of 20°56'18", for an arc distance of 14.98 feet, with a radius of 41.00 feet (chord = South 61°44'13" East, 14.90 feet) to a Pogue Engineering capped iron rod found in the intersection of the south right-of-way line of Bloomdale Road with the west right-of-way line of North Lake Forest Drive (variable width right-of-way), marking the northeast corner of said 20.1593 acre tract and said premises;

THENCE with the west right-of-way line of North Lake Forest Drive and the east line of said 20.1593 acre tract, South 00°05'04" West, 1,204.86 feet to a "JBI" capped iron rod found marking the northeast corner of Common Area and Drainage Easement W-1, Block W, of Heatherwood, Phase 3A as recorded in Volume 2010, Page 323, of the Collin County Map Records, and the southeast corner of said premises;

THENCE with the north line of Heatherwood, Phase 3A and the south line of said 20.1593 acre tract, South 89°16'58" West, passing at 19.99 feet a "JBI" capped iron rod found and continuing for a total distance of 328.67 feet to a Roome capped iron rod set marking the beginning of a curve to the right; northwesterly along said curve having a central angle of 04°48'04", for an arc distance of 140.36 feet, with a radius of 1675.00 feet (chord = North 88°19'00" West, 140.32 feet) to a Roome capped iron rod set marking the beginning of a reverse curve; northwesterly along said curve to the left having a central angle of 04°48'04", for an arc distance of 98.46 feet, with a radius of 1175.00 feet (chord = North 88°19'00" West, 98.43 feet) to a Pogue Engineering capped iron rod found marking the end of said curve; South 89°16'58" West, 142.56 feet to a Pogue Engineering capped iron rod found, marking the southeast corner of Lot 52, Block W, of Heatherwood Phase 3B as recorded in Volume 2011, Page 303, of the Collin County Map Records, the southwest corner of said 20.1593 acre tract and said premises;

THENCE with the east line of Heatherwood Phase 3B, the east line of the aforementioned Heatherwood Phase 3C and the west line of said 20.1593 acre tract, North 00°43'02" West (Basis of Bearing), 1220.00 feet to the place of beginning and containing 878,139 square feet or 20.1593 acres of land.

Zoning Exhibit Description
20.1593 Acre Tract
Current Zoning: PD
Proposed Zoning: C-3
On North Lake Forest Drive
Andrew Stapp Survey, Abstract No. 833
City of McKinney, Collin County, Texas
November 2023

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