

LEGAL DESCRIPTION

WHEREAS, RIDGEROCK, LLC is the owner of a tract of land situated in the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, and being all of Lot 2, Block A of the Summit Park Addition, Lots 1-3, Block A, an addition to the City of McKinney as recorded In Volume 2007, Page 213 of the Plat Records of Collin County, Texas, and also being a part of that tract of land described In deed to Ridgerock, LLC. as recorded in County Clerk's Document No. 2022000180998, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/4-inch iron road with a cap stamped "Half Associates, Inc." (hereafter referred to as "with cap") set (at approximately X: 2537351.4247,Y: 7117607.4353) on the west right-of-way line of U.S. Highway 75, said point being the southeast corner of said Lot 2;

THENCE North 87 degrees 59 minutes 44 seconds West, departing said west right-of-way line, and along the south line of Lot 2, a distance of 443.04 feet to a 5/8-inch iron rod found for the southwest corner of said Lot 2;

THENCE North 15 degrees 55 minutes 10 seconds East, along the west line of said Lot 2, a distance of 349.55 feet to a 5/8-inch iron rod with "Kimley Horn" cap found for the northwest corner of said Lot 2, said point being on the south line of Lot 1 of said Summit Park Addition;

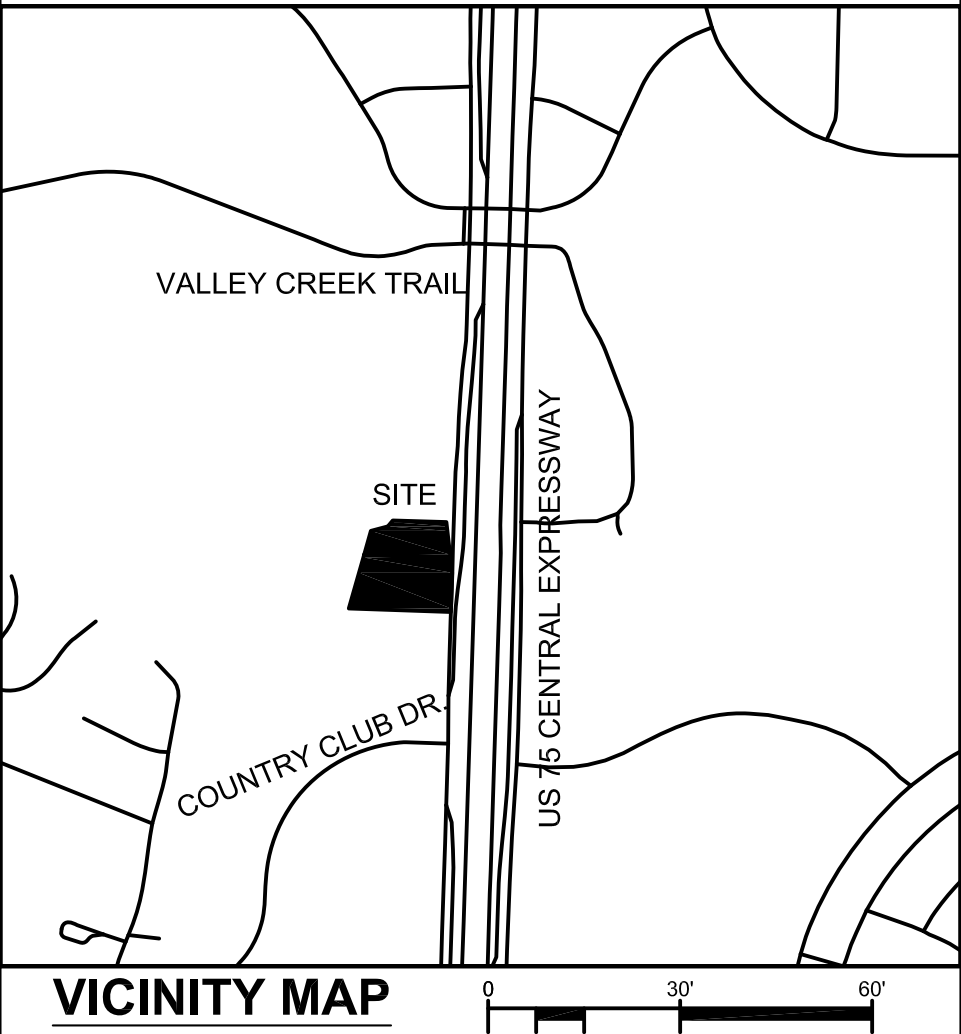
THENCE North 75 degrees 17 minutes 10 seconds East, along the common line between said Lots 1 and 2, a distance of 75.56 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 40 degrees 07 minutes 39 seconds East, continuing along said common line, a distance of 33.50 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 88 degrees 14 minutes 29 seconds East, continuing along said common line, a distance of 232.60 feet to a 5/8-inch iron rod with "Kimley Horn" cap found on the aforementioned west right-of-way line of said U.S. Highway 75;

THENCE South 06 degrees 33 minutes 49 seconds East, along said west right-of-way line, a distance of 220.89 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01 degree 53 minutes 02 seconds West, continuing along said west right-of-way line, a distance of 170.35 feet to the POINT OF BEGINNING AND CONTAINING 146,940 square feet, or 3.373 acres of land, more or less.



VICINITY MAP

CITY PROJECT _____

ZONING EXHIBIT
SUMMIT PARK ADDITION

Lot 2R, Block A
3.37 Acres

City of McKinney, Collin County, Texas

William Ryan Survey Abstract 746

Prepared: February 20, 2025

SUMMIT OFFICE LLC
INSTRUMENT 20180927001214150
SUMMIT PARK ADDITION
LOT 1 BLOCK A
EXISTING ZONING: PD ORD. 1166
LAND USE: OFFICE

ELDORADO HOMEOWNERS
ASSOCIATION, INC
VOL 4913 P 203
L.R.C.C.T
EL DORADO ADDITION LOT 16
EXISTING ZONING: PD ORD. 1166
LAND USE: UNDEVELOPED

SUMMIT PARK LOT 2R, BLOCK A
3.377 ACRES
EXISTING ZONING: PD ORD 1166
PROPOSED ORDINANCE: PLANNED
DEVELOPMENT
PROPOSED USE: CLIMATE-CONTROLLED
SELF-STORAGE

ELDORADO HOMEOWNERS
ASSOCIATION, INC
VOL 4913 P 203
L.R.C.C.T
EL DORADO ADDITION LOT 16
EXISTING ZONING: PD ORD. 1166
LAND USE: OPEN SPACE

POINT OF
BEGINNING
X: 2537351.4247
Y: 7117607.4353

GREENLIGHT

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