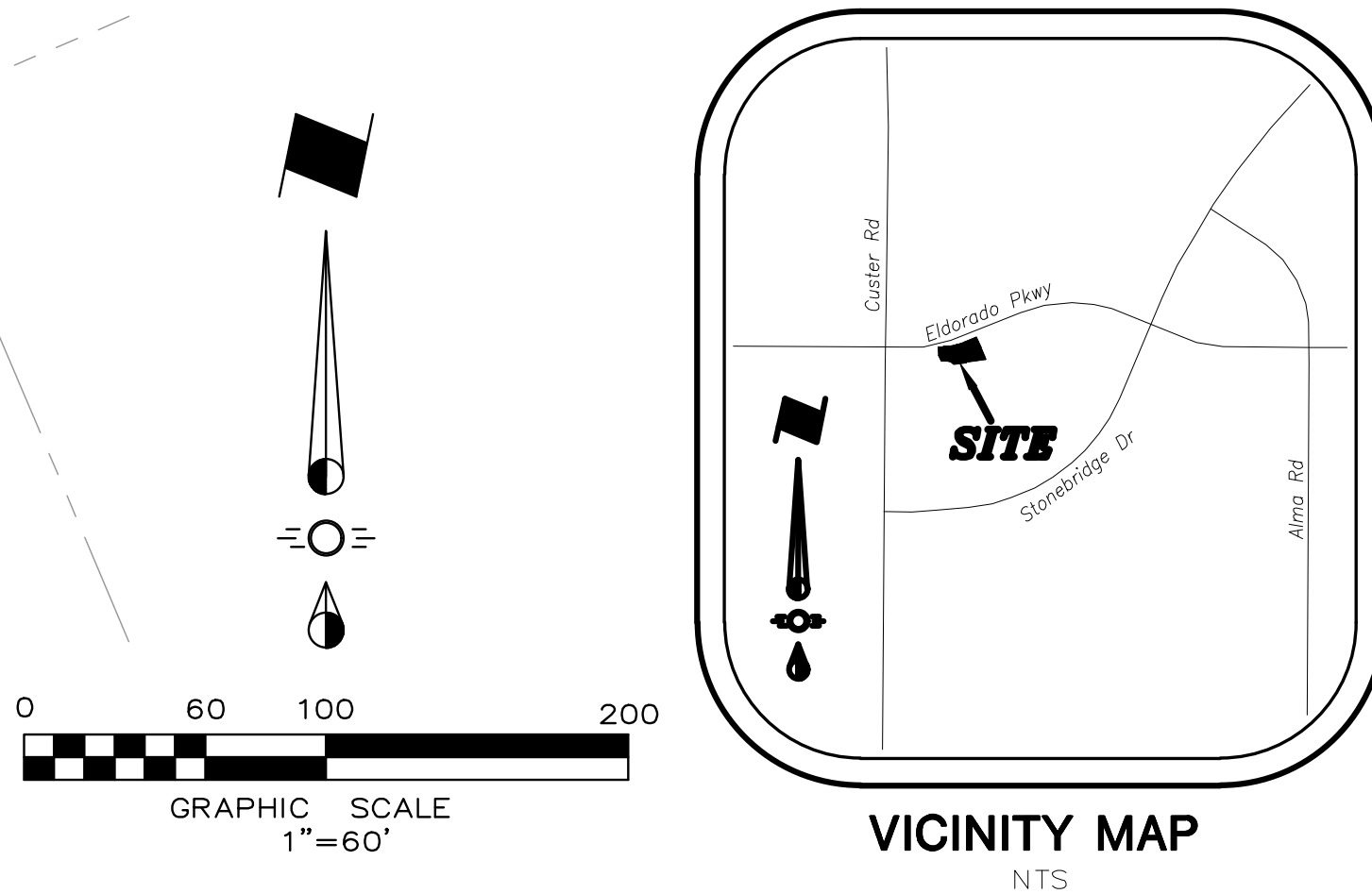




SITUATED in the City of McKinney, in the A.S. Young Survey, Abstract No. 1037 and the J.J. Naugle Survey, Abstract No. 662 of Collin County, Texas and being a part of Lot 1R, Block A of United American Insurance Co. Addition, an addition to the City of McKinney, according to the Replat thereof, recorded in Volume 2007, Page 590, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described in a deed to TMK Properties, L.P., recorded in Document No. 20070328000412300, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel of land being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the south right-of-way line of Eldorado Parkway (120' wide right-of-way) for the northwest corner of said Lot 1R Block A and same being the northwest corner of Lot 1R, Block A of Parcel 813A - Phase II, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2024, Page 232, P.R.C.C.T.;

THENCE: South 23 deg, 01 min, 49 sec, East, departing from Eldorado Parkway, along the common line of said Lot 1R, Block A and said Parcel 813A, at a distance of 275.00 feet, passing a 1/2 inch iron rod, topped with a pink plastic cap, stamped "Groselore RPLS 7068" for the southwest corner of said Lot 1R, Block A of Parcel 813A - Phase II and the northwest corner of Lot 2, Block A of Parcel 813A - Phase II, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2188, Page 476, P.R.C. #2, and continuing along the common line of said Lot 1R, Block A and said Lot 2, Block A, for a total distance of a distance of 558.71 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of this hereinafter described parcel of land;

THENCE: South 82 deg. 40 min. 01 sec. West, departing from said common line, over & across said Lot 1R, Block A, a distance of 455.22 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for corner;

THENCE: South 08 deg. 08 min. 16 sec. East, continuing across said Lot 1R, Block A, a distance of 18.48 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for corner;

THENCE: South 82 deg. 40 min. 01 sec. West, continuing across said Lot 1R, Block A, a distance of 291.81 feet to a point for the southwest corner of this parcel of land on the west line of said Lot 1R, Block A and same being on the east line of Lot 4R, Block A of Eldorado-Custer addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2024, Page 1, P.R.C.T.C. and said point being in a non-tangent curve to the left, having a radius of 200.00 feet, a central angle of 54 deg. 34 min. 51 sec. and a chord that bears North 64 deg. 20 min. 59 sec. West - 183.40 feet;

THENCE: Along the common line of said Lot 1R, Block A and said Lot 4R, Block a and with said curve to the left, an arc distance of 190.52 feet to a point for corner at the end of said curve;

THENCE: South 88 deg. 21 min. 37 sec. West, continuing along said common line, a distance of 118.19 feet to a point for corner on the east line of Lot 5R, Block A of Eldorado-Custer Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Volume 2018, Page 454, P.R.C.T.;

THENCE: North 28 deg. 56 min. 56 sec. West, along the common line of said Lot 1R, Block A and said Lot 5R, Block A, a distance of 136.63 feet to a point for corner;

THENCE: North 03 deg. 01 min. 50 sec. West, continuing along said common line, a distance of 199.07 feet to an "X" found carved in concrete on the south right-of-way line of the above described Eldorado Parkway for the northwest corner of said Lot 1R, Block A and the northeast corner of said Lot 5R, Block A and said point being in a non-tangent curve to the left, having a radius of 265.00 feet, a central angle of 02 deg. 59 min. 26 sec. and a chord that bears North 79 deg. 15 min. 16 sec. East - 13.83 feet;

THENCE: Along the common line of said Eldorado Parkway and said Lot 1R, Block A and with said curve to the left, an arc distance of 13.83 feet to an "X" found carved in concrete for point of reverse curve to the right, having a radius of 235.00 feet, a central angle of 11 deg. 50 min. 45 sec. and a chord that bears North 83 deg. 40 min. 57 sec. East - 48.50 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 48.59 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the point of reverse curve to the left, having a radius of 1,460.00 feet, a central angle of 22 deg. 38 min. 09 sec. and a chord that bears North 78 deg. 17 min. 15 sec. East - 573.06 feet;

THENCE: Continuing along said common line and with said curve to the left, an arc distance of 576.80 feet to a 60D nail and a steel washer, stamped "Groseclose RPLS 7068" found for corner at the end of said curve;

THENCE: North 66 deg. 58 min. 11 sec. East, continuing along said common line, a distance of 279.18 feet to the POINT OF BEGINNING and containing 426,445 square feet or 9.790 acres of land.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Date	Description	 CROSS ENGINEERING CONSULTANTS THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 7/27/26. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	ZONING EXHIBIT	Sheet No.
1			ROWLETT STATION CRAIG DRIVE SIX, LP CITY OF MCKINNEY, TEXAS	ZE
2				
3				
4				
5				
6	1720 W. Virginia Street • McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-5935	Project No. 26017		