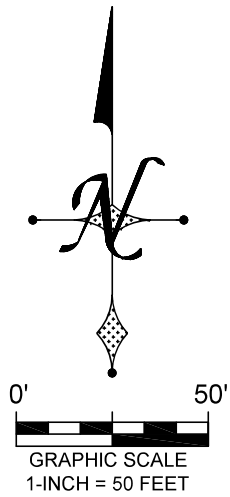
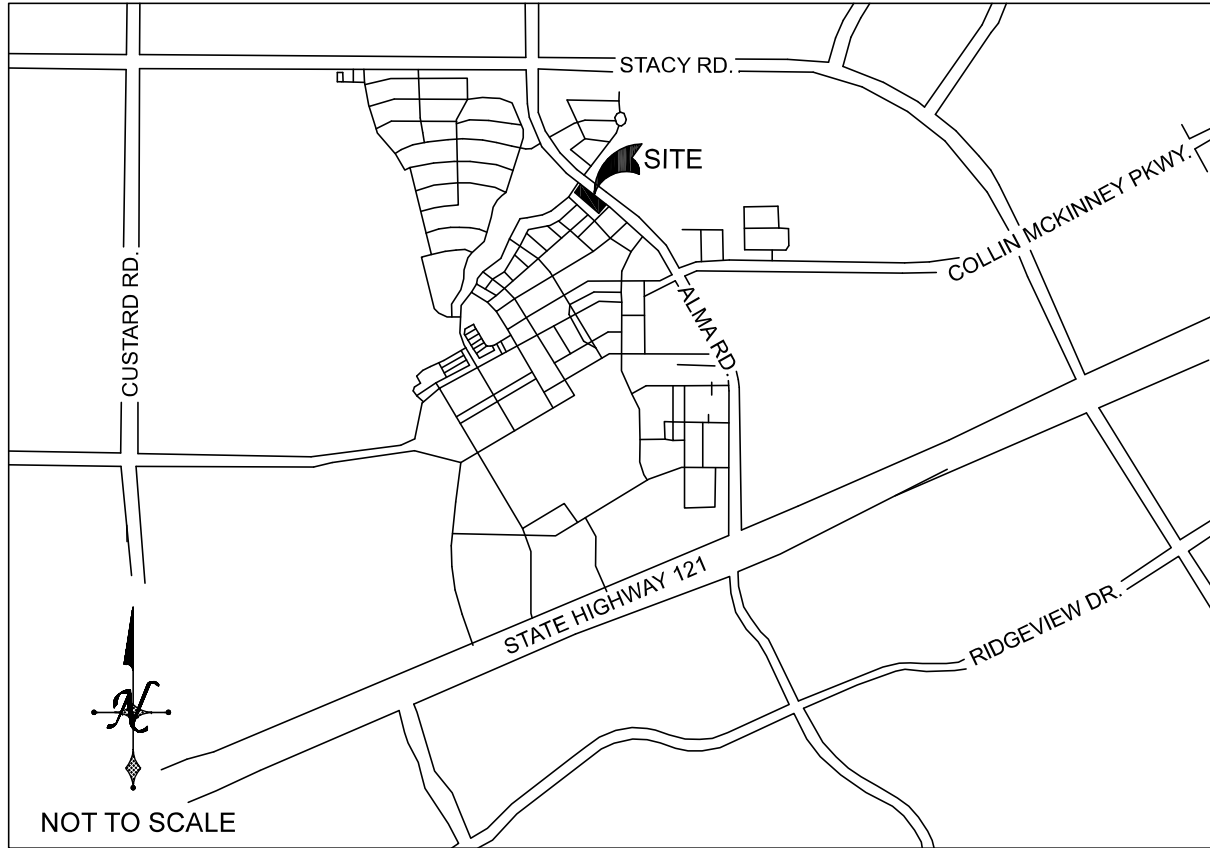


VICINITY MAP



ZONING EXHIBIT

WHEREAS Saltland Properties, LP is the Owner of a tract of land situated in the George F. Lucas Survey, Abstract Number 540, Collin County, Texas, as described by Deed recorded in Instrument Number 20151202001510970, O.P.R.C.C.T. (Official Public Records, Collin County, Texas), said Saltland Properties Tract also being known as Lot 1, Block P, Trails At Craig Ranch Phase 3 Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2014, Page 709, P.R.C.C.T. (Plat Records, Collin County, Texas), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of Alma Road (variable width right-of-way) with Kickapoo Drive (57' right-of-way), same being on a Southwest line of said Alma Road;

THENCE South 51 Degrees 55 Minutes 08 Seconds East, continuing along said Southwest line of Alma Road, a distance of 431.37 feet to a 5/8 inch iron rod found at the intersection of said Alma Road with Wessex Court (52' right-of-way);

THENCE South 06 Degrees 50 Minutes 06 Seconds East, departing said Southwest line of Alma Road, and continuing along a Westerly line of said Wessex Court, a distance of 21.18 feet to a 1/2 inch iron rod found at an angle point in the Westerly lines of said Wessex Court, same being the point of curvature of a tangent curve to the right;

THENCE continuing along a Westerly line of said Wessex Court, same being along said tangent curve to the right through a central angle of 08 Degrees 07 Minutes 29 Seconds, having a radius of 574.00 feet, with a chord bearing and distance of South 42 Degrees 51 Minutes 09 Seconds West, 81.33 feet, an arc length of 81.40 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE South 46 Degrees 54 Minutes 54 Seconds West, continuing along a Westerly line of said Wessex Court, a distance of 31.25 feet to a 1/2 inch iron rod found at the East corner of Lot 9, Block P, of said Trails at Craig Ranch Phase 3 Addition;

THENCE North 45 Degrees 06 Minutes 23 Seconds West, departing the Westerly lines of said Wessex Court, and continuing along a Northeasterly line of said Lot 9, Block P, a distance of 28.75 feet to a 1/2 inch iron rod found at the beginning of a tangent curve to the left;

THENCE continuing along the Northeasterly lines of Lots 6, 7, 8, and 9, Block P, of said Trails at Craig Ranch Phase 3 Addition, same being along said tangent curve to the left through a central angle of 06 Degrees 48 Minutes 45 Seconds, having a radius of 1,631.00 feet, with a chord bearing and distance of North 48 Degrees 30 Minutes 45 Seconds West, 193.81 feet, an arc length of 193.93 feet to a 1/2 inch iron rod found at the end of said curve, same being in a Northeasterly line of said Lot 6, Block P;

THENCE North 51 Degrees 55 Minutes 08 Seconds West, continuing along the Northeasterly lines of Lots 2, 3, 4, 5, and 6, Block P, of said Trails at Craig Ranch Phase 3 Addition, a distance of 227.74 feet to a 1/2 inch iron rod found at the North corner said Lot 2, Block P, same being in a Southeasterly line of said Kickapoo Drive;

THENCE North 38 Degrees 04 Minutes 52 Seconds East, along said Southeast line of Kickapoo Drive, a distance of 97.00 feet to an angle point in the Southeasterly lines of said Kickapoo Drive;

THENCE North 83 Degrees 04 Minutes 52 Seconds East, continuing along a Southeast line of said Kickapoo Drive, a distance of 21.21 feet to the POINT OF BEGINNING and containing 1.200 acres (52,254 square feet) of land.

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.
- FIELD WORK PERFORMED IN APRIL, 2025.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY MAY BE SUBJECT TO EASEMENTS, ORDINANCES, OR OTHER ENCUMBRANCES WHICH ARE NOT SHOWN HEREON.

LEGEND:

P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
R.O.W. RIGHT-OF-WAY  
IRF IRON ROD FOUND  
ESMT. EASEMENT  
CM CONTROLLING MONUMENT  
MRD MONUMENT OF RECORD DIGNITY  
O MONUMENT FOUND AS NOTED  
P.C. POINT FOR CORNER

LINE	BEARING	DISTANCE
L1	S 06°50'06" E	21.18'
L2	S 46°54'54" W	31.25'
L3	N 45°06'23" W	28.75'
L4	N 83°04'52" E	21.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	574.00'	81.40'	81.33'	S 42°51'09" W	08°07'29"
C2	1631.00'	193.93'	193.81'	N 48°30'45" W	06°48'45"



PROFESSIONAL LAND SURVEYORS  
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303  
ROCKWALL, TEXAS 75082  
SURVEYOR: ZACHARY NELSON - R.P.L.S. 6767  
FIRM NO. 10194366  
WEBSITE: WWW.BURNSSURVEY.COM  
PHONE: 214-326-1090  
JOB NO.: 202503351 PREPARATION DATE: 2025/05/01 DRAWN BY: ANR

ZONING EXHIBIT

LOT 1, BLOCK P

TRAILS AT CRAIG RANCH PHASE 3

VOL. 2014, PG. 709 M.R.C.C.T.

1.200 ACRES

SHEET  
1 OF 1

Scale: 1" = 50'  
Date: 2025-04-21  
G. F. No.: N/A  
Job no.: 202503351  
Drawn by: ANR