VICINITY MAP NOT TO SCALE CURRENT USE: - 25' DRAINAGE ESMT. / RESIDENTIAL VOL. 2023, PG. 470 CURRENT ZONING: PD - NO.2014-07-048 13.5' SIDEWALK ESMT 5' WALL MAINT. ESMT. CURRENT USE: RESIDENTIAL LOT - 10' COSERV ELECT. ESMT. VOL. 2023, PG. 817 P.R.C.C.T. CURRENT USE: RESIDENTIAL CLIP DEDICATION **CURRENT ZONING:** VOL. 2023, PG, 817 PD - NO.2014-07-048 LOT 1, BLOCK A POINT OF CURRENT USE: CRAIG RANCH INTERMEDIATE RESIDENTIAL SCHOOL ADDITION DRAINAGE ESM'T. 5' UTILITY ESMT. 50127000088760 O.P.R.C.C.T. VOL. 2023, PG. 817 VOL. 2009, PG. 402 P.R.C.C.T. P.R.C.C.T. CURRENT USE: E: 2,515,228.32 SCHOOL **CURRENT ZONING:** RESIDENTIAL C1 - NEIGHBORHOOD COMMERCIAL DISTRICT 5' UTILITY ESMT. **CURRENT ZONING:** VOL. 2023, PG. 470 PD - NO.2014-07-048 P.R.C.C.T. FIRE LANE, ACCESS, 5' X 12' COSERV ESMT. & WATER ESMT. RESIDENTIAL VOL. 2009, PG. 402 VOL. 2023, PG. 817 P.R.C.C.T. CURRENT ZONING: BLOCK P PD - NO.2014-07-048 / ESTATES AT STACY CROSSING VOL. 2023, PG. 470 **CURRENT ZONING** PD - NO.2014-07-048 CURRENT USE: 11' SIDEWALK ESMT. RESIDENTIAL VOL. 2023, PG. 817 CURRENT ZONING: PD - NO.2014-07-049 CURRENT ZONING: VOL. 2023, PG. 817/ PROPOSED ZONING: PD - NO.2014-07-048 / C1 - NEIGHBORHOOD COMMERCIAL DISTRICT 5740 ALMA ROAD 737.32. WAL URRENT USE: (CM , MRD) CURRENT ZONING: CURRENT ZONING: 1.200 ACRES > PD - NO.2014-07-048 PD - NO.2014-07-049 (52,254 SQ. FT.) GEORGE F. LUCAS SURVEY CURRENT USE: CURRENT USE: VACANT LOT RESIDENTIAL ABSTRACT NUMBER 540 RESIDENTIAL SALTLAND PROPERTIES, LP CURRENT ZONING CURRENT ZONING: / INST. NO. 20151202001510970 PD - NO.2014-07-048 PD - NO.2014-07-049 O.P.R.C.C.T. CURRENT USE: CURRENT USE: LOT 1, BLOCK P TRAILS AT CRAIG RANCH, PHASE 3 ' RESIDENTIAL RESIDENTIAL URRENT ZONING CURRENT ZONING: A LOT(CM, MRØ) VOL. 2014, PG. 709 PD - NO.2014-07-048 , PD - NO.2014-07-049 10' COSERV UTILITY, BICYCLE & PEDESTRIAN ACCESS ESMT. 5' RET. WALL MAINT. ESMT. CURRENT USE: CURRENT USE: VOL. 2009, PG. 402 RESIDENTIAL CURRENT ZONING: PD - NO.2014-07-048 VOL. 2014, PG. 709 P.R.C.C.T. MAINT. ESMT. CURRENT ZONING: VOL. 2014, PG. 709 PD - NO.2014-07-049 / 5' WALL MAINT. ESMT. VOL. 2023, PG. 470 P.R.C.C.T. CATV 5/8" IRF (CM , MRD) 5' SIDEWALK & ~ CÚRRENT USE: / RESIDENTIAL CURRENT USE: UTILITY ESMT. ↑1' STONE RESIDENTIAL VOL. 2009, PG. 402 CURRENT ZONING: RET. WALL E: 2,515,567.86 CURRENT ZONING: 4 PD - NO.2014-07-048 / PD - NO.2014-07-049 5' X 12' COSERV ESMT. THE ESPIANADE VOL. 2009, PG. 402 CURRENT USE: RESIDENTIAL P.R.C.C.T. 5' X 12' COSERV ESMT. CURRENT ZONING: / MARKER 5' SIDEWALK & RESIDENTIAL VOL. 2009, PG. 402 PD - NO.2014-07-048 CURRENT ZONING: P.R.C.C.T. / UTILITY ESMT. PD - NO.2014-07-049 VOL. 2009, PG. 402 LOT P.R.C.C.T. VARIABLE WIDTH UTILITY ESMT. VOL. 2023, PG. 470 RESIDENTIAL CURRENT ZONING: PD - NO.2014-07-049 5' WALL MAINT. ESMT. VOL. 2023, PG. 470 P.R.C.C.T. 10' COSERV UTILITY, BICYCLE & PEDESTRIAN ACCESS ESMT. CURRENT USE: VOL. 2009, PG. 402 RESIDENTIAL CURRENT ZONING PD - NO.2014-07-049 LOT 1, BLOCK Q VOL. 2009, PG. 402 P.R.C.C.T. 2.5' SIDEWALK & CURRENT USE: UNDEVELOPED UTILITY ESMT. CURRENT ZONING: PD - NO.2023-10-073 VOL. 2009, PG. 402 P.R.C.C.T.

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

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:

- 1) 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.
- 2) FIELD WORK PERFORMED IN APRIL, 2025.
- 3) 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 FOUN
ESMT. EASEMENT
CM CONTROLLING M
MRD MONUMENT OF M

IRON ROD FOUND
EASEMENT
CONTROLLING MONUMENT
MONUMENT OF RECORD DIGNITY
MONUMENT FOUND AS NOTED
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'

25'	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
75'	C1	574.00'	81.40'	81.33'	S 42°51'09" W	08°07'29"
21'	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 75032

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

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