



## METES AND BOUNDS DESCRIPTION

FOR ZONING PURPOSES ONLY

BEING A TRACT OF LAND SITUATED IN THE J. A. MCREYNOLDS SURVEY, ABSTRACT NO. 578, CITY OF MCKINNEY, COLLIN, TEXAS AND BEING THE REMAINDER OF A CALLED 19.5628 ACRE TRACT OF LAND DESCRIBED IN A DEED TO FAMILY WORSHIP CENTER OF MCKINNEY, AS RECORDED IN VOLUME 6018, PAGE 1897 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C. C. T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE F.W.C. ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, AS RECORDED IN INSTRUMENT NUMBER 20100205010000240, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS (O. P. C. C. T.), SAME BEING ON THE WEST LINE OF CAMBRIDGE ESTATES PHASE 2, AN ADDITION TO THE CITY OF MCKINNEY, AS RECORDED IN CABINET M, PAGE 298, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS (M.R.C.C.T.);

THENCE NORTH 01° 33' 32" EAST, ALONG THE EAST LINE OF SAID CAMBRIDGE ESTATES PHASE 2, A DISTANCE OF 931.24 FEET TO THE NORTHEAST CORNER OF SAID CAMBRIDGE ESTATES PHASE 2, SAME BEING ON THE SOUTH LINE OF CAMBRIDGE PHASE 1B, AN ADDITION TO THE CITY OF MCKINNEY, AS RECORDED IN INSTRUMENT NO. 20060920010004040 O. P. R. C. C. T.

THENCE SOUTH 89° 51' 53" EAST, ALONG THE SOUTH LINE OF SAID CAMBRIDGE PHASE 1B, A DISTANCE OF 705.36 TO THE NORTH WEST CORNER OF CAMBRIDGE PHASE 1A, AN ADDITION TO THE CITY OF MCKINNEY, AS RECORDED IN VOLUME 2006, PAGE 610 M. R. C. C. T.;

THENCE ALONG THE WEST LINE OF SAID CAMBRIDGE PHASE 1A, THE FOLLOWING COURSES IN DISTANCES:

SOUTH 20° 49' 01" WEST, A DISTANCE OF 245.35 FEET;

SOUTH 09° 38' 23" WEST, A DISTANCE OF 652.30 FEET;

SOUTH 40° 32' 33" WEST, A DISTANCE OF 110.58 FEET;

SOUTH 06° 49' 51" WEST, A DISTANCE OF 154.75 FEET TO THE NORTH EAST CORNER OF SAID F.W.C. ADDITION;

THENCE, ALONG THE NORTH LINE OF SAID F.W.C. ADDITION, THE FOLLOWING COURSES IN DISTANCES:

NORTH 73° 09' 22" WEST, A DISTANCE OF 127.75 FEET;

NORTH 00° 04' 20" EAST, A DISTANCE OF 143.45 FEET;

NORTH 89° 55' 40" WEST, A DISTANCE OF 321.90 FEET TO THE POINT OF BEGINNING IN CONTAINING 13.228 ACRES OF LAND, MORE OR LESS.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

FOR PAPE DAWSON ENGINEERS:

*David A. Minton*  
DAVID A. MINTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6233  
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### NOTES:

1. THE BEARINGS AND DISTANCES ARE PER RECORDED PLATS AND ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM THE NORTH AMERICAN DATUM OF 1983 (NAD 83), (NA2011), EPOCH 2010.00.

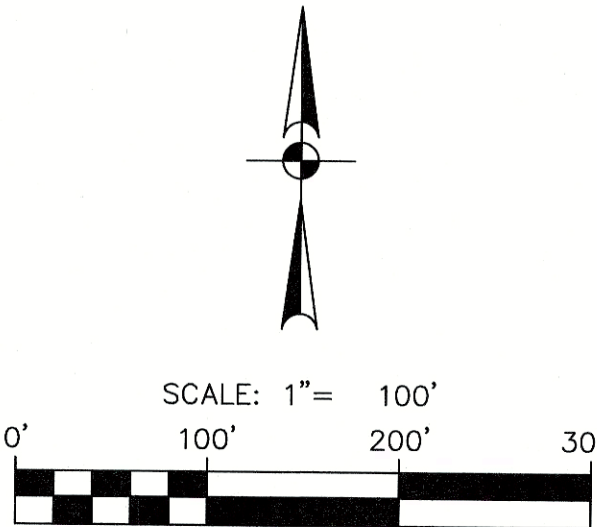
CERTIFICATION DATE: JANUARY 07, 2022



### LOCATION MAP

NOT-TO-SCALE

CITY OF MCKINNEY  
COLLIN COUNTY



NO.	REVISION	DATE

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028800

**MEETS AND BOUNDS EXHIBIT**  
CITY OF MCKINNEY, TEXAS

J.M. McREYNOLDS SURVEY, ABSTRACT NO. 578

JOB NO.	61333-00
DATE	JANUARY 2022
DESIGNER	KRR
CHECKED	DRAWN
SHEET	1



EXHIBIT "A"  
METES AND BOUNDS DISCRIPTION

FOR ZONING PURPOSES ONLY

**BEING** a tract of land situated in the J. A. McReynolds Survey, Abstract No. 578, City of McKinney, Collin, Texas and being the remainder of a called 19.5628 acre tract of land described in a deed to Family Worship Center of McKinney, as recorded in Volume 6018, Page 1897 of the Deed Records of Collin County, Texas (D.R.C. C. T.), And being more particularly described as follows:

**BEGINNING** at the northwest corner of the F.W.C. addition, an addition to the City Of McKinney, as recorded in instrument number 20100205010000240, of the Official Public Records of Collin County Texas (O. P. C. C. T.), same being on the west line of Cambridge Estates Phase 2, an addition to the City of McKinney, as recorded in Cabinet M, Page 298, of the Map Records of Collin County, Texas (M.R.C.C.T.);

**THENCE** North  $01^{\circ} 33' 32''$  East, along the east line of said Cambridge Estates Phase 2, a distance of 931.24 feet to the northeast corner of said Cambridge Estates phase 2, same being on the south line of Cambridge Phase 1B , an addition to the City Of McKinney, as recorded in Instrument No. 20060920010004040 O. P. R. C. C. T.

**THENCE** South  $89^{\circ} 51' 53''$  East, along the south line of said Cambridge Phase 1B, a distance of 705.36 to the northwest corner of Cambridge Phase 1A, an addition to the City Of McKinney, as recorded in Volume 2006, Page 610 M. R. C. C. T.;

**THENCE** along the west line of said Cambridge Phase 1A, the following courses in distances:

South  $20^{\circ} 49' 01''$  West, a distance of 245.35 feet;

South  $09^{\circ} 38' 23''$  West, a distance of 652.30 feet;

South  $40^{\circ} 32' 33''$  West, a distance of 110.58 feet;

South  $06^{\circ} 49' 51''$  West, a distance of 154.75 feet to the north east corner of said F.W.C. Addition;

**THENCE** along the north line of said F.W.C. addition, the following courses in distances:

North  $73^{\circ} 09' 22''$  West, a distance of 127.75 feet;

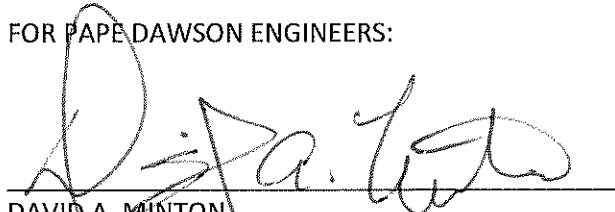
North  $00^{\circ} 04' 20''$  East, a distance of 143.45 feet;

EXHIBIT "A"

North 89° 55 ' 40 " West, a distance of 321.90 feet to the point of beginning In containing 13.228 acres of land, more or less.

This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

FOR PAPE DAWSON ENGINEERS:



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