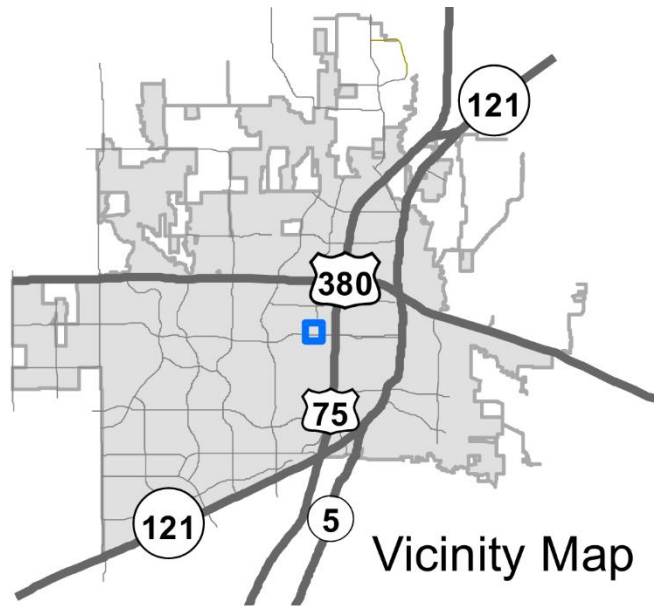
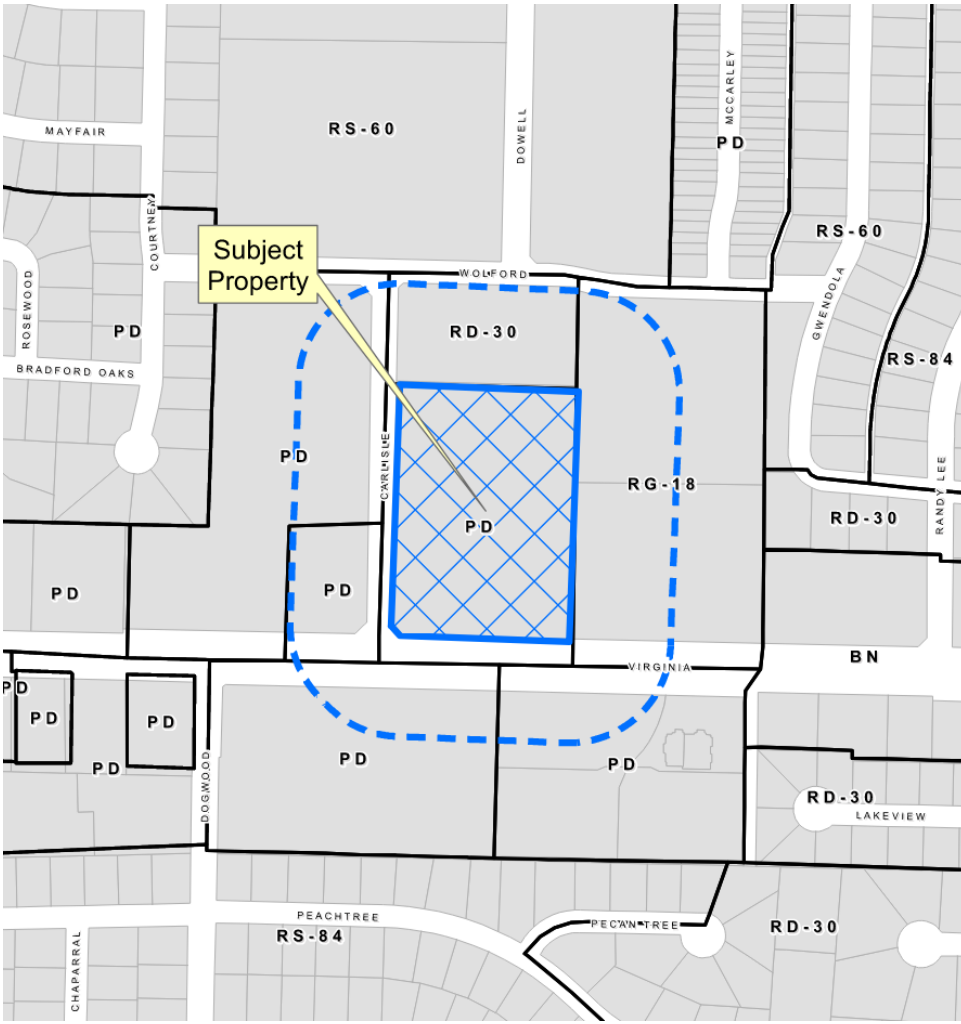


Carlisle-Virginia Rezone

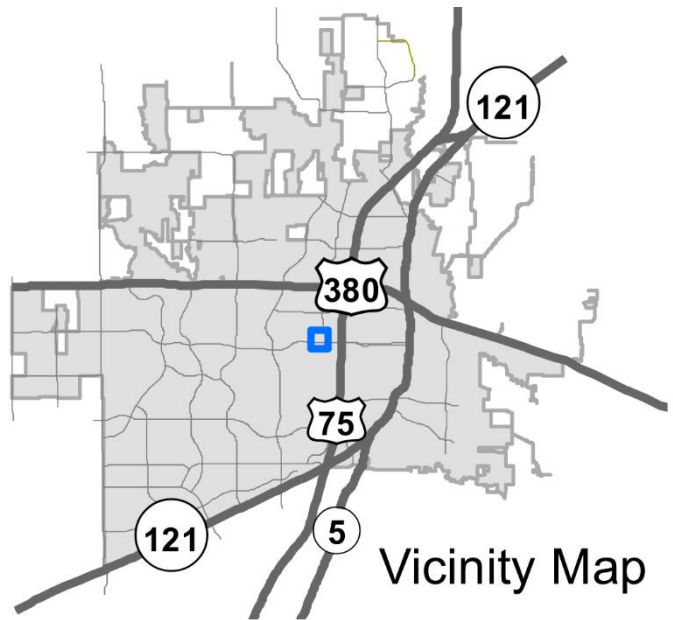
22-0145Z

Location Map

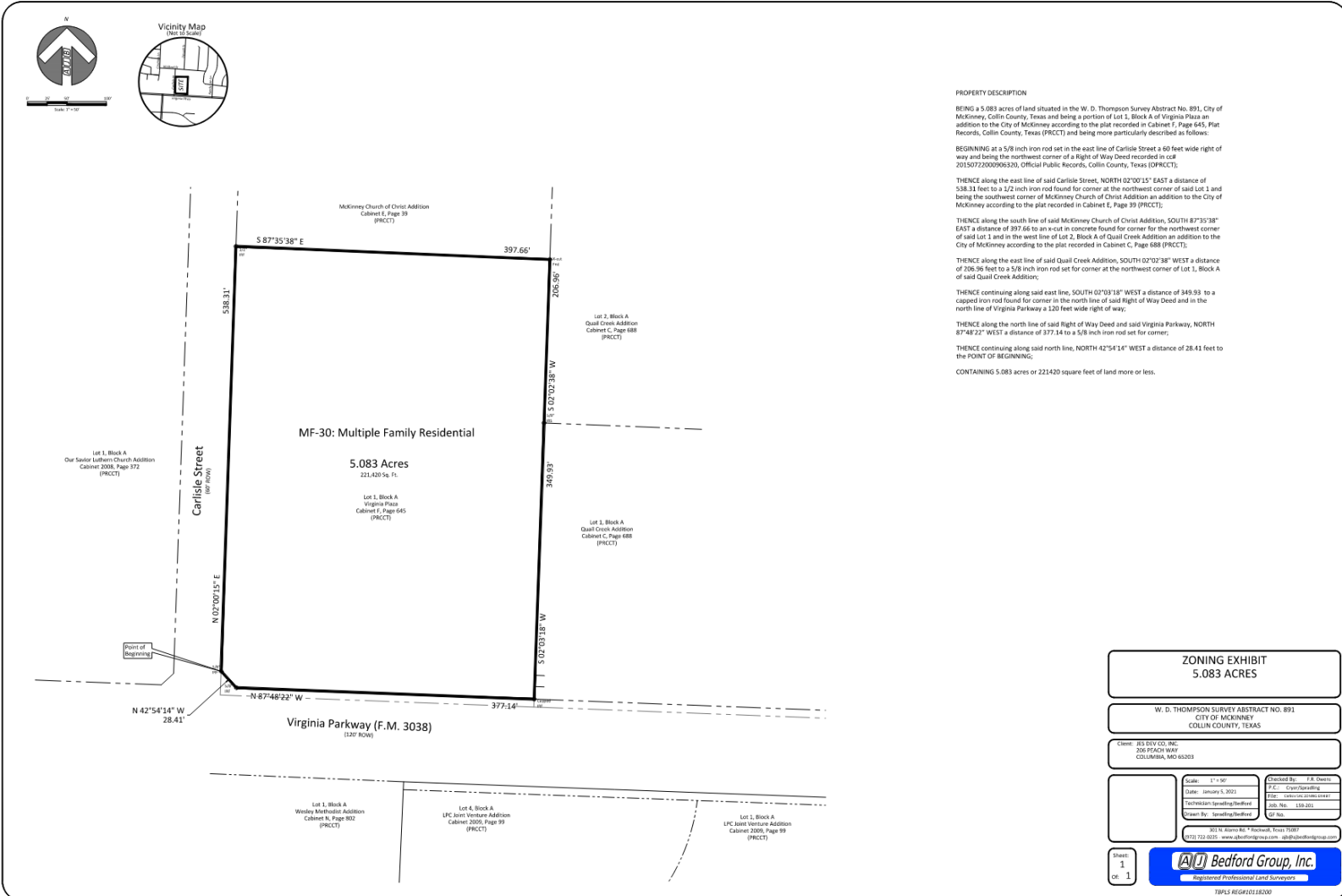


Vicinity Map

Aerial Exhibit



Proposed Zoning Exhibit



PROPERTY DESCRIPTION

BEING a 5.083 acres of land situated in the W. D. Thompson Survey Abstract No. 891, City of McKinney, Collin County, Texas and being a portion of Lot 1, Block A of Virginia Plaza an addition to the City of McKinney according to the plat recorded in Cabinet E, Page 645, Plat Records, Collin County, Texas (PRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the east line of Carlisle Street a 60 feet wide right of way and being the northwest corner of a Right of Way Deed recorded in oak 2015072200090620, Official Public Records, Collin County, Texas (OPRCCT);

THENCE along the east line of said Carlisle Street, NORTH 02°00'15" EAST a distance of 538.31 feet to a 1/2 inch iron rod found for corner at the northwest corner of said Lot 1 and being the southwest corner of McKinney Church of Christ Addition an addition to the City of McKinney according to the plat recorded in Cabinet E, Page 39 (PRCCT);

THENCE along the south line of said McKinney Church of Christ Addition, SOUTH 87°35'38" EAST a distance of 397.66 to an x-cut in concrete found for corner for the northwest corner of said Lot 1 and in the west line of Lot 2, Block A of Quail Creek Addition an addition to the City of McKinney according to the plat recorded in Cabinet C, Page 688 (PRCCT);

THENCE along the east line of said Quail Creek Addition, SOUTH 02°03'38" WEST a distance of 206.96 feet to a 5/8 inch iron rod set for corner at the northwest corner of Lot 1, Block A of said Quail Creek Addition;

THENCE continuing along said east line, SOUTH 02°03'38" WEST a distance of 349.93 to a capped iron rod found for corner in the north line of said Right of Way Deed and in the north line of Virginia Parkway a 120 feet wide right of way;

THENCE along the north line of said Right of Way Deed and said Virginia Parkway, NORTH 87°48'22" WEST a distance of 377.14 to a 5/8 inch iron rod set for corner;

THENCE continuing along said north line, NORTH 42°54'14" WEST a distance of 28.41 feet to the POINT OF BEGINNING.

CONTAINING 5.083 acres or 221420 square feet of land more or less.

ZONING EXHIBIT 5.083 ACRES	
W. D. THOMPSON SURVEY ABSTRACT NO. 891 CITY OF MCKINNEY COLLIN COUNTY, TEXAS	
Client: B3 DEV CO, INC. 310 STASO WAY COLUMBIA, MO 65203	
Scale: 1"=50'	Drawn By: J.B. Owens
Date: January 5, 2021	P.C.: Crystal Spaulding
Technician: Spaulding/Bedford	File: cadwin.dwg (2/2/21)
Drawn By: Spaulding/Bedford	Plot No.: 120400
301 N. Stone Rd. * Facebook: Enns 12087 1020 712 0215 www.abedgroup.com abed@abedgroup.com	
Sheet: 1 Of: 1	Bedford Group, Inc. Registered Professional Land Surveyors

TBPLS REG#10118100

