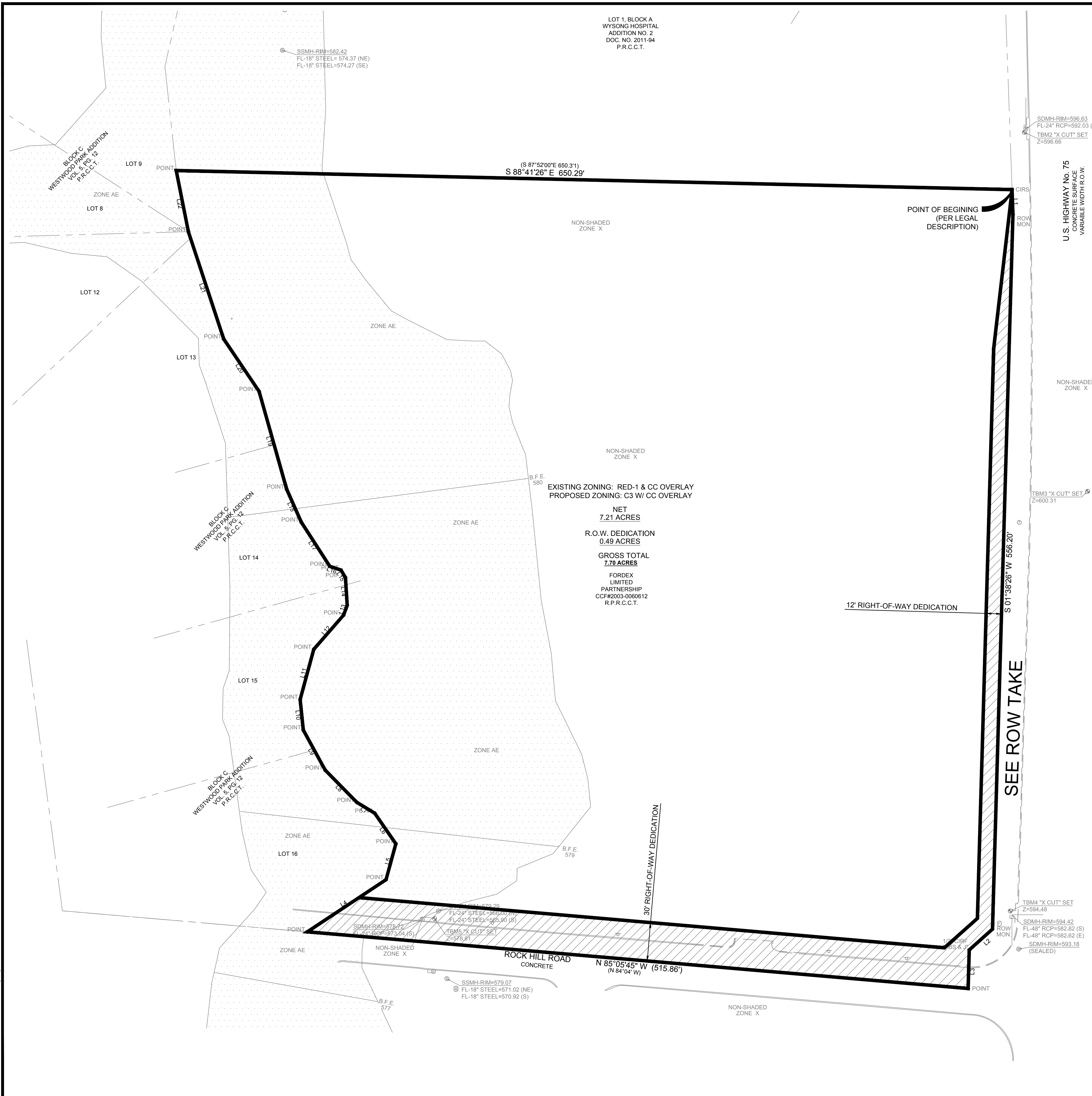


PLOTTED BY: DREW DONOSKY
 PLOT DATE: 1/15/2019 7:27 PM
 C:\USERS\DONOSKY\DESKTOP\2018-010 MCKINNEY DODGE\CADD\SHEETS\Z-1 ZONING EXHIBIT.DWG
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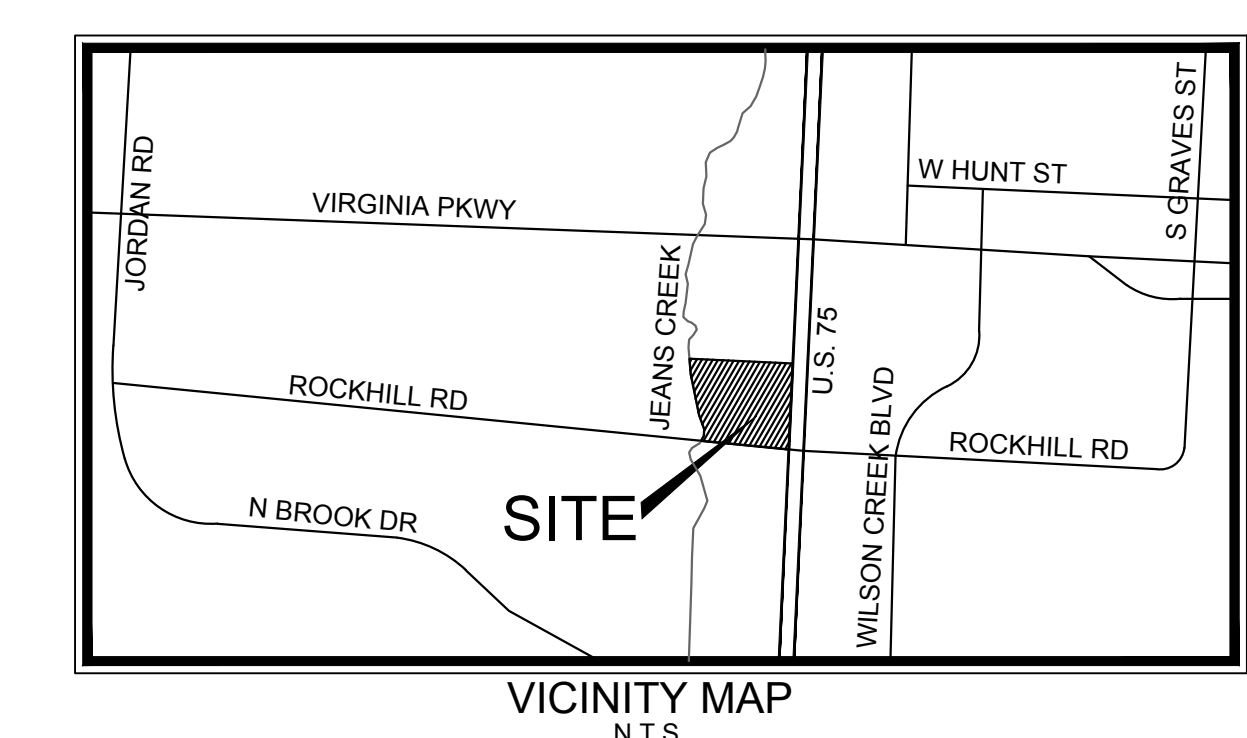
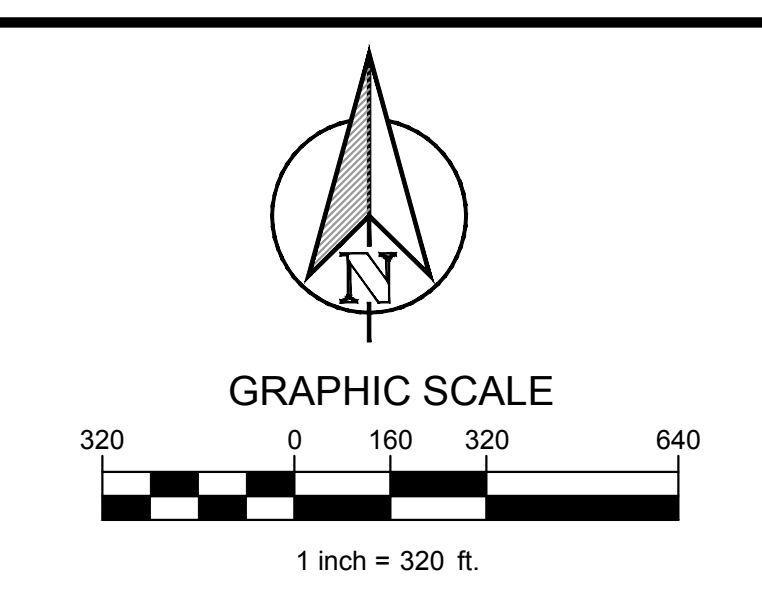


LOT 1, BLOCK A
 WYSONG HOSPITAL
 ADDITION NO. 2
 DOC. NO. 2011-04
 P.R.C.C.T.

(S 87°52'00"E 650.31)
 S 88°41'26" E 650.29'

EXISTING ZONING: RED-1 & CC OVERLAY
 PROPOSED ZONING: C3 WI CC OVERLAY
 NET
 7.21 ACRES
 R.O.W. DEDICATION
 0.49 ACRES
 GROSS TOTAL
 7.70 ACRES
 FORDEX
 LIMITED
 PARTNERSHIP
 CCF#2003-0060612
 R.P.R.C.C.T.

LEGAL DESCRIPTION
 BEING A 7.70 ACRES TRACT OR PARCEL OF LAND SITUATED IN THE W. D. THOMPSON SURVEY, ABSTRACT NUMBER 891 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING THE REMAINDER OF A TRACT OF LAND DESCRIBED IN A DEED TO FORDEX LIMITED PARTNERSHIP RECORDED IN VOLUME 5390, PAGE 64 OF THE RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A 3" ALUMINUM TX. DOT. MONUMENT STAMPED "P B S & T FOUND FOR AN ANGEL POINT IN THE EAST LINE OF LOT 18 WYSONG HOSPITAL ADDITION AN ADDITION TO THE CITY OF MCKINNEY COLLIN COUNTY, TEXAS AS RECORDED IN VOLUME B, PAGE 304 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND IN THE WEST RIGHT OF WAY LINE OF U. S. HIGHWAY 75;
 THENCE SOUTH 02°33'38" WEST, WITH THE WEST LINE OF SAID RIGHT OF WAY A DISTANCE OF 446.25 FEET TO A 1/2" IRON ROD CAPED STAMPED "EAGLE SURVEYING" SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK A WYSONG HOSPITAL ADDITION NO. 2 AN ADDITION TO THE CITY OF MCKINNEY COLLIN COUNTY, TEXAS AS RECORDED IN DOCUMENT NUMBER 20110412010006040 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND BEING THE POINT OF BEGINNING;
 THENCE SOUTH 02°02'58" WEST WITH SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID FORDEX LIMITED PARTNERSHIP TRACT A DISTANCE OF 19.39 FEET TO A 1/2" CAPED IRON ROD SET STAMPED "EAGLE SURVEYING";
 THENCE SOUTH 01°38'26" WEST WITH SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID FORDEX LIMITED PARTNERSHIP TRACT A DISTANCE OF 556.20 FEET TO A 1/2" CAPED IRON ROD SET STAMPED "EAGLE SURVEYING" FOR THE NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 48°21'37" WEST WITH SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID FORDEX LIMITED PARTNERSHIP TRACT A DISTANCE OF 24.87 FEET TO A CAPED 5/8" IRON ROD FOUND;
 THENCE SOUTH 00°42'36" WEST WITH SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID FORDEX LIMITED PARTNERSHIP TRACT A DISTANCE OF 29.72 FEET TO AN "X" CUT SET NEAR THE CENTER OF ROCK HILL ROAD AND BEING THE SOUTHERLY SOUTHEAST CORNER OF SAID FORDEX LIMITED PARTNERSHIP TRACT;
 THENCE NORTH 85°05'45" WEST ALONG OR NEAR THE CENTER OF ROCK HILL ROAD A DISTANCE OF 515.86 FEET TO AN "Y" CUT SET NEAR THE CENTER OF SAID ROAD AND BEING IN JEANS CREEK AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID FORDEX LIMITED PARTNERSHIP TRACT;
 THENCE ALONG SAID JEANS CREEK THE FOLLOWING COURSES AND DISTANCES:
 NORTH 56°27'20" EAST A DISTANCE OF 73.42 FEET TO A POINT;
 NORTH 15°19'40" EAST A DISTANCE OF 28.95 FEET TO A POINT;
 NORTH 34°36'30" WEST A DISTANCE OF 28.93 FEET TO A POINT;
 NORTH 58°47'33" WEST A DISTANCE OF 16.28 FEET TO A POINT;
 NORTH 44°25'48" WEST A DISTANCE OF 35.18 FEET TO A POINT;
 NORTH 28°39'46" WEST A DISTANCE OF 35.53 FEET TO A POINT;
 NORTH 05°14'32" WEST A DISTANCE OF 23.87 FEET TO A POINT;
 NORTH 15°09'28" EAST A DISTANCE OF 40.46 FEET TO A POINT;
 NORTH 41°04'19" EAST A DISTANCE OF 35.32 FEET TO A POINT;
 NORTH 29°30'43" EAST A DISTANCE OF 7.99 FEET TO A POINT;
 NORTH 03°36'17" WEST A DISTANCE OF 21.72 FEET TO A POINT;
 NORTH 30°33'07" WEST A DISTANCE OF 6.77 FEET TO A POINT;
 NORTH 71°23'05" WEST A DISTANCE OF 9.19 FEET TO A POINT;
 NORTH 12°50'31" WEST A DISTANCE OF 40.96 FEET TO A POINT;
 NORTH 23°53'34" WEST A DISTANCE OF 28.16 FEET TO A POINT;
 NORTH 15°44'44" WEST A DISTANCE OF 78.89 FEET TO A POINT;
 NORTH 33°59'40" WEST A DISTANCE OF 49.18 FEET TO A POINT;
 NORTH 18°13'27" WEST A DISTANCE OF 87.90 FEET TO A POINT;
 NORTH 11°12'53" WEST A DISTANCE OF 48.53 FEET TO A POINT AND BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A WYSONG HOSPITAL ADDITION NO. 2;
 THENCE SOUTH 88°41'26" EAST WITH THE SOUTH LINE OF SAID LOT 1, BLOCK A, WYSONG HOSPITAL ADDITION NO. 2, PASSING AT 30.00 FEET A 1/2" IRON ROD SET STAMPED "EAGLE SURVEYING" FOR REFERENCE AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 650.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.70 ACRES OF LAND, MORE OR LESS.



OWNER / DEVELOPER
 FORDEX LIMITED PARTNERSHIP
 2707 CLUBLAKE TRAIL
 MCKINNEY, TX 75072-4009
ENGINEER
 TEXAS REGISTRATION #14199
 1903 CENTRAL DR.
 SUITE #406
 BEDFORD, TX 76021
 PH. 817.281.0572
 FAX 817.281.0574
 CONTACT: DREW DONOSKY, PE
 EMAIL: DREW@CLAYMOOREENG.COM

ZONING EXHIBIT			
McKINNEY DODGE			
7.70 ACRES			
LEGAL DESCRIPTION: BEING A TRACT OF LAND DESCRIBED IN A DEED TO FORDEX LIMITED PARTNERSHIP, RECORDED UNDER COUNTY CLERK'S FILE NO. 2003-0060612, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.			
CITY: MCKINNEY		STATE: TEXAS	
COUNTY: COLLIN	SURVEY: W.D. THOMPSON SURVEY	ABSTRACT NO. 891	
SUBMITTAL LOG:			
SEPTEMBER 10, 2018		FIRST CITY SUBMITTAL	
OCTOBER 19, 2018		2ND CITY SUBMITTAL	

TEXAS REGISTRATION #14199
 PHONE: 817.281.0572
 1903 CENTRAL DR., SUITE #406
 BEDFORD, TX 76021
 WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: DREW DONOSKY
 P.E. No. 125651 Date: 1/15/19

MCKINNEY DODGE

McKINNEY, TX

No.	DATE	REVISION	BY

ZONING EXHIBIT

Z-1