

City of McKinney ETJ

LOT 6, BLOCK 2
WALNUT GROVE SUBDIVISION
VOL. 7, PG. 19

(3.032 ACRES)
JERRY BRADAM & CRAIG REAVIS
VOL. 1004, PG. 676

LOT 2, BLOCK A
CALIBER COLLISION
NORTHWEST ADDITION
VOL. 2017, PG. 272

N 85°06'20" E

200.34'

N 85°03'29" E LOT 6

N 85°04'08" E

5/8"IRF

199.86'

LOT 4

200.00'

LOT 5

N 04°01'52" W
91.77'

LOT 4

LOT 4

LOT 5

Existing Zoning:
"C2" - Local
Commercial District

Existing Zoning:
"C" - Planned Center District

Existing Zoning:
"PD" - Planned Development
District - 2005-06-064

Proposed Zoning:
"C2" - Local Commercial

1.9190 AC.

LOT 4
BLOCK 2
WALNUT GROVE SUBDIVISION
VOL. 7, PG. 19

1.9197 AC.

LOT 5
BLOCK 2
WALNUT GROVE SUBDIVISION
VOL. 7, PG. 19

1.9194 AC.
BOMAC MCKINNEY
INVESTMENTS, LLC
INST.#20180305000265390
O.P.R.C.C.T.

BOMAC MCKINNEY
INVESTMENTS, LLC
INST.#20180718000896440
O.P.R.C.C.T.

BOMAC MCKINNEY
INVESTMENTS, LLC,
A TEXAS LIMITED LIABILITY
COMPANY
INST.#20171214001650190
O.P.R.C.C.T.

0.9630 AC.
BIG SCORE INVESTORS, LLC
#20120524000610240

TRACT 1
0.9124 AC.

0.9124 AC.
PAUL &
BARBARA BRACKEN
VOLUME 921, PAGE 434

5/8" IRS

1/2"IRF

1/2"IRF

1/2"IRF

Existing Zoning:
"BG" - General
Business District

Existing Zoning:
"AG" -
Agricultural
District

B. R. WORLEY SURVEY, ABSTRACT NO. 995

POB

1/2"IRF
W/RCAP
"RPLS3688"

S 85°04'17" W

1/2"IRF
W/RCAP

200.05'

FND
ROW
MON

200.03'

131.03'

1/2"IRF 118.96'

200.04'

LOT 4

S 85°04'17" W - 719.08'

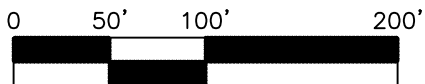
LOT 5

U.S. HIGHWAY 380 UNIVERSITY DRIVE

(FKA STATE HIGHWAY NO. 24)
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND
POC - POINT OF COMMENCING
POB - POINT OF BEGINNING

VARIABLE WIDTH UTILITY EASEMENT CCF# 2002-00680506 LRCCT



GRAPHIC SCALE: 1"=100'

MAP TO ACCOMPANY METES AND BOUNDS DESCRIPTION

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

ZONING EXHIBIT

BOMAC 1.9194 ACRE PARCEL
B.P. WORLEY SURVEY - ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DATE: AUGUST 29, 2018
SCALE: 1"=100'

F:/US380-CUSTER/BOMAC PARCEL