



VICINITY MAP
NOT TO SCALE

EXISTING ZONING: RS-60 LOT 3, BLOCK 21
COLLEGE ADDITION

75.00'

141.21

EXISTING ZONING:
PD 2004-11-115
LOT 5, BLOCK 21
COLLEGE ADDITION

EXISTING ZONING: RS-60
PROPOSED ZONING: C-1
0.256 ACRES
LOT 6, BLOCK 21
COLLEGE ADDITION

EXISTING ZONING: BN
LOT 7, BLOCK 21
COLLEGE ADDITION

153.50'

75.97'

W. UNIVERSITY DR.
(50' R.O.W.)

LEGAL DESCRIPTION
LOT 6, BLOCK 21, COLLEGE ADDITION
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Being all of Lot 6, Block 21, of the Replat of Block 12 and Block 20 and that portion of Block 13 and Block 21 that lies South of West University Drive, also known as, State Highway No. 380 of College Addition, an addition to the City of McKinney, Collin County, Texas according to the map thereof recorded in Volume 400, Page 520, of the Map Records of Collin County, Texas, and described in a deed to John & Vincent Investment LLC as recorded in Instrument No. 20120730000923100 of the Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the South right-of-way line of State Highway No. 380, a 120 foot right-of-way, also known as W. University Drive, said 1" iron pipe being the Northeast corner of said Lot 5, Block 21 and the Northwest corner of Lot 5, Block 21 of said College Addition Replat;

Thence South 00°33'11" East, with the East line of Lot 6 and the West line of said Lot 5, a distance of 142.56 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for the Southeast corner of said Lot 6 and the Southwest corner of said Lot 5, said 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" being in the North line of Lot 3, Block 21 of said College Addition Replat;

Thence South 89°21'12" West, with the South line of said Lot 6 and the North line of said Lot 3, a distance of 75.00 feet to a 5/8" iron rod found for the Southwest corner of said Lot 6 and the Northeast corner of said Lot 1, said 5/8" iron rod being in the East right-of-way line of a 15 foot alley right-of-way;

Thence North 00°20'21" West, with the West line of said Lot 6 and the East line of said 15 foot alley right-of-way, a distance of a 155.4 feet a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for the Northwest corner of said Lot 6, said 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" being in the South right-of-way line of said W. University Drive;

Thence South 80°48'22" East, with the South right-of-way line of said W. University Drive and the North line of said Lot 6, a distance of 75.51 feet to the PLACE OF BEGINNING and containing 11,135 square feet or 0.256 of an acre of land.



01 SITE PLAN
SCALE: 1:10



1105 W. UNIVERSITY DR., MCKINNEY, TEXAS 75069

B C STRUCTURAL ENGINEERS, LLC
FIRM REGISTRATION NO. F-10942

B C JOB #: 2020-B078-01

957 FALCON DR., ALLEN, TEXAS 75013
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ZONING EXHIBIT