

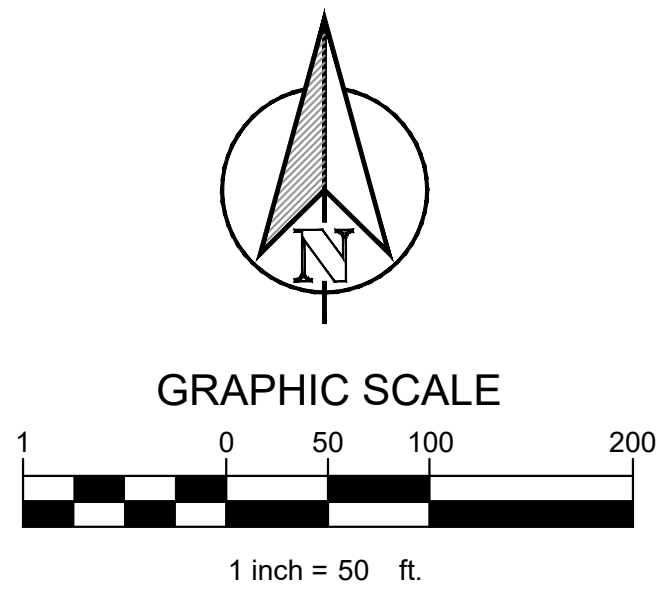
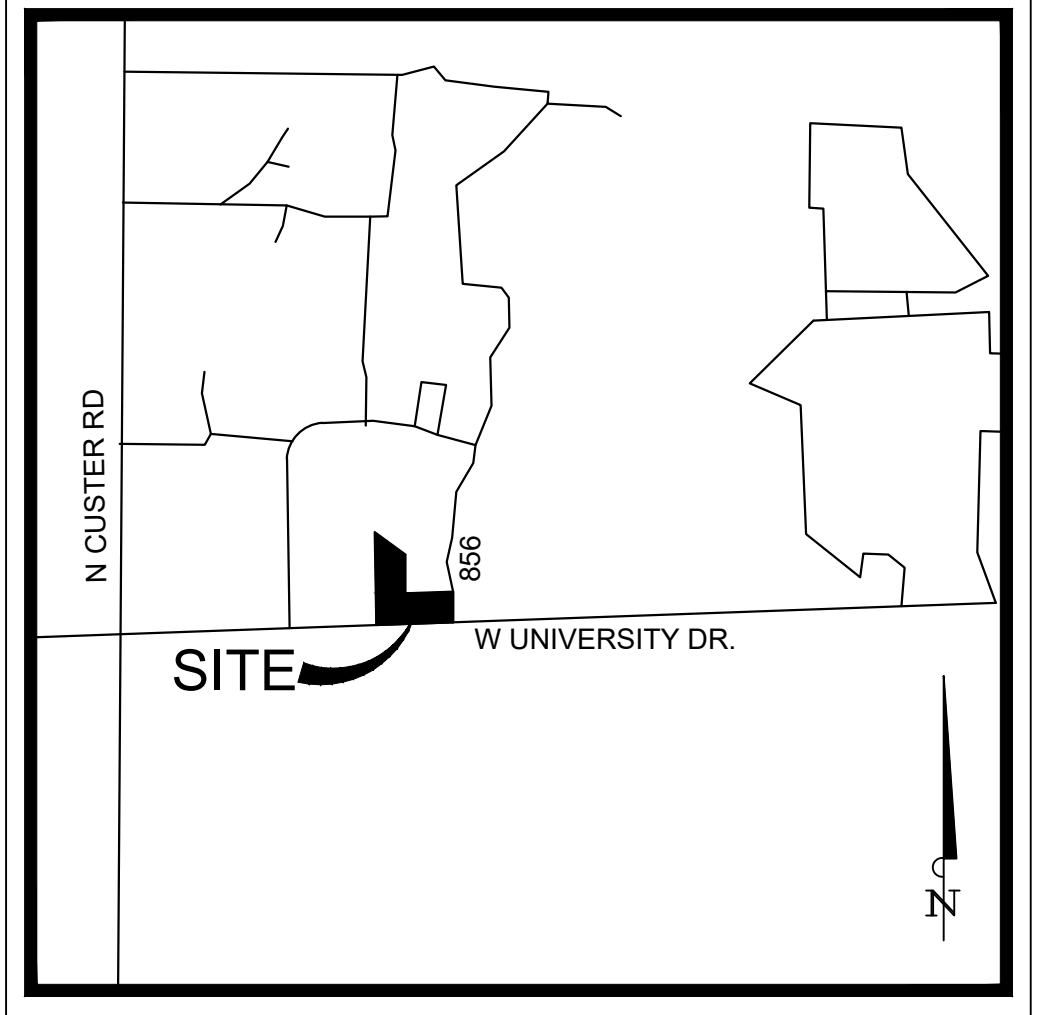
PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: CLAY CRISTY
 P.E. No. 109800 Date: 7/6/2021

URBAN GARAGES MCKINNEY
U.S HIGHWAY 380 AND LAKE FRONT RD.
 MCKINNEY, TX

NO.	DATE	REVISION	BY

ZONING EXHIBIT

DESIGN: AMA
 DRAWN: AMA
 CHECKED: CLC
 DATE: 7/6/2021
 SHEET
Z-1
 File No: 2021-029



LEGEND

	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
	LOT LINES
	EASEMENT LINES

FLOODPLAIN NOTE
 THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480135 AS SHOWN ON MAP NUMBER 4908502551. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE. NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

LEGAL DESCRIPTION
 BEING a 6.77 acre tract of land out of E. P. WORLEY SURVEY, ABSTRACT NUMBER 995, situated in the City of McKinney and Collin County, Texas and being a portion of Lots 4 & 5, Block 1 of Walnut Grove Subdivision, of record in Volume 7, Page 19 of the Plat Records of Collin County, Texas, also being all of a called 1.7523 acre tract of land conveyed to Charles and Linda Pritchard by deed of record in Document Number 1977100400295140 of the Official Records of Collin County, Texas, also being all of a called 1.7446 acre tract of land conveyed to Alan and Yashmin by deed of record in Document Number 20110408000369100 by deed of record in said Official Records, also being the remainder of that certain tract of land conveyed to John and Peggy Hanson by deed of record in Volume 1047, Page 422 of the Deed Records of Collin County, Texas, also being a portion of the Lakeloft Road right-of-way (right-of-way varies) and being more particularly described by metes and bounds as follows:
BEGINNING, at a 1/2 inch iron rod found at the intersection of the North right-of-way line of U.S. Highway 380 (right-of-way varies) and the West right-of-way line of Lakeloft Road, being the Northwest corner of a called Parcel 36 - 11.465 sq. ft. tract of land conveyed to the State of Texas by deed of record in Volume 3360, Page 347 of said Deed Records, also being in the East line of said Lot 5, for the Southeast corner hereof;
THENCE, along the North right-of-way line of U.S. Highway 380, being the North line of said Parcel 36, the following two (2) courses and distances:
 1. S86°04'22"W, a distance of 267.46 feet to a 1/2 inch iron rod found;
 2. S84°29'38"W, a distance of 152.33 feet to a 1/2 inch iron rod found at the Northeast corner of a called Parcel 36 - 4.154 sq. ft. tract of land conveyed to the State of Texas by deed of record in Volume 3295, Page 181 of said Deed Records, being the Northwest corner of said Parcel 36;
THENCE, S84°29'38"W, continuing along the North right-of-way line of U.S. Highway 380, being the North line of said Parcel 36, a distance of 200.54 feet to a "TODD" Aluminum right-of-way marker found at the Northwest corner of said Parcel 35, being in the East line of Lot 3 of said Block 1 of Walnut Grove Subdivision, also being in the common West line of said Lot 4, for the Southwest corner hereof;
THENCE, N03°58'53"W, leaving the North right-of-way line of U.S. Highway 380, along the East line of said Lot 3 and the common West line of said Lot 4, a distance of 891.24 feet to a 1/2 inch iron rod found in the South line of Lot 4 of said Block 1 of Walnut Grove Subdivision, being the Northwest corner of said Lot 4 and hereof;
THENCE, S73°29'07"E, along the South line of said Lot 8, being the common North line of said Lot 4, a distance of 239.36 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 5, being the Southwest corner of Lot 6 of said Block 1 of Walnut Grove Subdivision, also being the Southwest corner of said Lot 8;
THENCE, S01°37'38"E, along the East line of said Lot 4 and the common West line of said Lot 5, a distance of 213.57 feet to a 1/2 inch iron rod found at the Southwest corner of that certain tract of land conveyed to Lindsey Living Trust Dated Sept. 20, 1995 by deed of record in Document Number 1995092700021660 of said Official Records, being the Northwest corner of said 1.7523 acre tract;
THENCE, N98°28'03"E, leaving the East line of said Lot 4, along the South line of said Lindsey Living Trust Dated Sept. 20, 1995 tract, being the common North line of said 1.7523 acre tract, a distance of 388.38 feet to a 1/2 inch iron rod found in the West right-of-way line of Lakeloft Road, being the common East line of said Lot 5, also being the Southeast corner of said Lindsey Living Trust Dated Sept. 20, 1995 tract, also being the Northeast corner of said 1.7523 acre tract;
THENCE, N88°28'03"E, leaving the East line of said 1.7523 acre tract, over and across said Lakeloft Road right-of-way, a distance of 39.38 feet to a point in the West line of Lot 11, Block 3 of Walnut Grove, a subdivision of record in Volume 7, Page 19 of said Plat Records, being the common East right-of-way line of Lakeloft Road, for the Northeast corner hereof;
THENCE, along the West line of said Lot 11 and the common East right-of-way line of Lakeloft Road, the following two (2) courses and distances:
 1. S16°12'42"E, a distance of 143.36 feet to an angle point;
 2. S05°11'42"E, a distance of 97.52 feet to a 9-pipe;
THENCE, S06°12'46"W, leaving the West line of said Lot 11, over and across said Lakeloft Road right-of-way, a distance of 41.11 feet to a PK Nail set at the Southeast corner of said 1.7523 acre tract, being the Northeast corner of said 1.7446 acre tract;
THENCE, S00°02'07"W, along the West right-of-way line of Lakeloft Road, being the common East line of said Lot 5 and said 1.7446 acre tract, a distance of 178.91 feet to the POINT OF BEGINNING and containing an area of 6.77 Acres, or (284,887 Square Feet) of land, more or less.

EAGLE SURVEYING, LLC
 210 S. ELM STREET
 SUITE 104
 DENTON, TX 76201
 (840) 222-3009
 TX FIRM # 10194177

I hereby certify that this legal description was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

Matthew Reame
 Matthew Reame
 06-15-21

STATE OF TEXAS
 JASON HASE
 6402
 LAND SURVEYOR

JOB NUMBER	DRAWN BY	DATE
2102.017	-	06/15/2021

OWNER / DEVELOPER

CHARLES & LINDA PRITCHARD
 202 FOREST MEADOW DR
 GUNTER, TX 75058-3250

HASHEM ALAN A & YASMIN S
 6000 MENDOTA DR
 PLANO, TX 75024-6009

JOHN HANSEN
 1222 RAINFOREST LN
 ALLEN, TX 75013-6320

ENGINEER

TEXAS REGISTRATION #14199
 MCKINNEY, TEXAS
 SUITE #406
 BEDFORD, TX 76021
 PH. 817.281.0572
 FAX 817.281.0574
 CONTACT: DREW DONOSKY, PE
 EMAIL: DREW@CLAYMOOREENG.COM

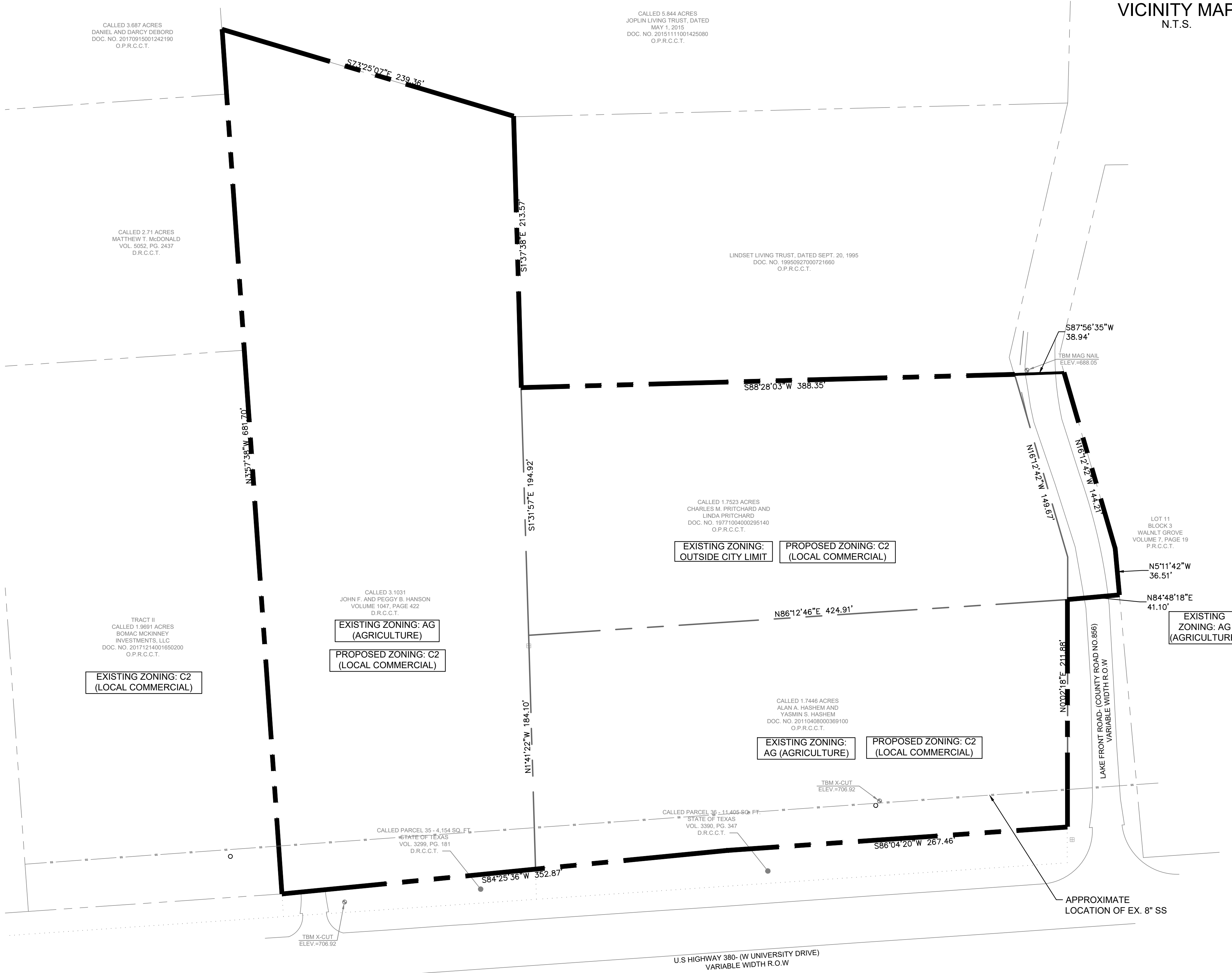
ZONING EXHIBIT

URBAN GARAGES MCKINNEY
 6.61 ACRES
 LEGAL DESCRIPTION:
 A PORTION OF LOTS 4 & 5, BLOCK 1 OF WALNUT GROVE SUBDIVISION & ALL OF 1.7523 ACRE TRACT OF LAND CONVEYED TO CHARLES AND LINDA PRITCHARD BY DEED OF RECORD IN DOCUMENT NUMBER 1977100400295140 OF THE RECORDS OF COLLIN COUNTY & ALSO BEING ALL OF A CALLED 1.7446 ACRE TRACT OF LAND CONVEYED TO ALAN AND YASMIN BY DEED OF RECORD IN DOCUMENT NUMBER 20110408000369100 OF THE RECORDS OF COLLIN COUNTY AND ALSO BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN AND PEGGY HANSON BY DEED RECORD IN VOLUME 1047, PAGE 422 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS.

CITY:	STATE:	
MCKINNEY	TEXAS	
COUNTY:	SURVEY:	ABSTRACT NO.
COLLIN	E. P. WORLEY	995

SUBMITTAL LOG:

07-06-2021	FIRST CITY SUBMITTAL
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AMIRA ABDALLAH
 PLOTTED BY: 7/6/2021 3:20 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-029-URBAN GARAGES MCKINNEY\CADD\EXHIBIT_Z-1_ZONING EXHIBIT_DWG
 LAST SAVED: 7/6/2021 3:09 PM

CALLLED 3.687 ACRES
 JOPLIN LIVING TRUST, DATED SEPT. 20, 1995
 DOC. NO. 2015111901425080
 O.P.R.C.C.T.

CALLLED 5.844 ACRES
 JOPLIN LIVING TRUST, DATED SEPT. 20, 1995
 DOC. NO. 2015111901425080
 O.P.R.C.C.T.

CALLLED 2.71 ACRES
 MATTHEW J. McDONALD
 VOL. 5262, PG. 2437
 D.R.C.C.T.

LINDESET LIVING TRUST, DATED SEPT. 20, 1995
 DOC. NO. 1995092700021660
 O.P.R.C.C.T.

CALLLED 1.7523 ACRES
 CHARLES M. PRITCHARD AND LINDA PRITCHARD
 DOC. NO. 1977100400295140
 O.P.R.C.C.T.

CALLLED 1.7446 ACRES
 ALAN A. HASHEM AND YASMIN S. HASHEM
 DOC. NO. 20110408000369100
 O.P.R.C.C.T.

CALLLED 3.1031
 JOHN F. AND PEGGY B. HANSON
 VOLUME 1047, PAGE 422
 D.R.C.C.T.

TRACT #1
 CALLED 1.9691 ACRES
 BOHAG MCKINNEY INVESTMENTS, LLC
 DOC. NO. 20171214001650200
 O.P.R.C.C.T.

CALLLED PARCEL 35 - 4.154 SQ. FT.
 STATE OF TEXAS
 VOL. 3360, PG. 347
 D.R.C.C.T.

CALLLED PARCEL 36 - 11.465 SQ. FT.
 STATE OF TEXAS
 VOL. 3295, PG. 181
 D.R.C.C.T.