

(Variable Width Right-of-Way)



"PD" - PLANNED DEVELOPMENT DISTRICT TO "PD" - PLANNED DEVELOPMENT DISTRICT WITH A BASE OF "C" - PLANNED CENTER DISTRICT WITH ADDITIONAL ALLOWED USE OF OFFICE/RETAIL/WAREHOUSE FLEX SPACE, AND ALLOW FOR THE FOLLOWING SETBACKS:

25 FOOT FRONT YARD/10 FOOT REAR YARD/ 10 FOOT SIDE YARD.

THE OFFICE/RETAIL/WAREHOUSE FLEX SPACE, SHALL BE DEFINED AS A COMMERCIAL BUILDING THAT FEATURES A SMALL RETAIL OR OFFICE USE. THE WAREHOUSE USE IN COMBINATION WITH A LARGER WAREHOUSE USE. THE WAREHOUSE USE OF THIS BUILDING SHALL BE NO MORE THAN FIVE TIMES LARGER THAN THE OFFICE OR RETAIL USE THAT IT IS ASSOCIATED WITH OR A MAXIMUM OF 10,000 SQUARE FEET, WHICHEVER IS SMALLER. THIS BUILDING TYPE SHALL BE SUBJECT TO THE "NON-INDUSTRIAL USES IN NON-INDUSTRIAL DISTRICTS" ARCHITECTURAL DESIGN REQUIREMENTS OF SECTION 14.6-159 OF THIS CHAPTER.

*Jim Furlong  
Remainder of Called ??? Acre Tract  
Vol. 666, Pg. 522, CCLR  
Ready Ice*

### METES & BOUNDS DESCRIPTION

SITUATED IN THE STATE OF TEXAS, COUNTY OF COLLIN, AND CITY OF MCKINNEY, BEING PART OF THE WILLIAM H. HUNT SURVEY, ABSTRACT No. 450, AND BEING PART OF A CALLED 1.908 ACRE TRACT OF LAND AS RECORDED UNDER DOCUMENT No. 20120409000404200 OF THE COLLIN COUNTY LAND RECORDS WITH SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TxDOT ALUMINUM MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF W. UNIVERSITY DRIVE (U.S. HIGHWAY NO. 380) (A VARIABLE WIDTH RIGHT-OF-WAY) MARKING THE NORTHWEST CORNER OF SAID 1.908 ACRE TRACT, THE NORTHWEST CORNER OF SAID PREMISES, THE SOUTHWEST CORNER OF A CALLED 0.0945 ACRE TRACT AS RECORDED IN VOLUME 3292, PAGE 303 OF THE COLLIN COUNTY LAND RECORDS, THE SOUTHEAST CORNER OF A CALLED 0.3925 ACRE TRACT AS RECORDED IN VOLUME 3409, PAGE 495 OF THE COLLIN COUNTY LAND RECORDS, AND BEING IN THE EAST LINE OF A CALLED 37.46 ACRE TRACT AS RECORDED IN VOLUME 737, PAGE 175 OF THE COLLIN COUNTY LAND RECORDS;

THENCE WITH THE SOUTH LINE OF W. UNIVERSITY DRIVE, THE NORTH LINE OF SAID 1.908 ACRE TRACT, THE NORTH LINE OF SAID PREMISES, AND THE SOUTH LINE OF SAID 0.0945 ACRE TRACT, SOUTH 87°07'47" EAST, 117.42 FEET TO A ROOME CAPPED IRON ROD SET MARKING THE NORTHEAST CORNER OF SAID PREMISES;

THENCE WITH THE EAST LINE OF SAID PREMISES AS FOLLOWS: SOUTH 01°26'20" WEST, 206.12 FEET TO A ROOME CAPPED IRON ROD SET;  
SOUTH 88°37'50" EAST, 31.72 FEET TO A ROOME CAPPED IRON ROD SET; SOUTH 01°31'10" WEST, 70.83 FEET TO A ROOME CAPPED IRON ROD SET  
IN THE SOUTH LINE OF SAID 1.908 ACRE TRACT MARKING THE SOUTHEAST CORNER OF SAID PREMISES, AND BEING IN A NORTH LINE OF THE AFOREMENTIONED  
37.46 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 1.908 ACRE TRACT, THE SOUTH LINE OF SAID PREMISES, AND A NORTH LINE OF SAID 37.46 ACRE TRACT, NORTH 87°04'01" WEST, 149.05 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.908 ACRE TRACT, THE SOUTHWEST CORNER OF SAID PREMISES, AND AN INTERIOR ELL-CORNER OF SAID 37.46 ACRE TRACT;

THENCE WITH THE WEST LINE OF SAID 1.908 ACRE TRACT, THE WEST LINE OF SAID PREMISES, AND AN EAST LINE OF SAID 37.46 ACRE TRACT, NORTH 01°26'14" EAST, 275.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 34,630 SQUARE FEET OR 0.795 ACRE OF LAND.

### General Notes

4023 West University, McKinney, Texas

### Vicinity Map



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No.	Revision/Issue	Date

## Dallas Design Build

7980 South FM 549  
Rockwall, Texas 75087  
972-877-6630  
dallasdesignbuild@yahoo.com

## Project

***DAP 380 Addition***  
***Lot 1, Block A***

being part of a 1.908 acre tract of land as  
recorded under  
Doc.# 20120409000404200, CCLR  
William H. Hunt Survey, Abstract No. 450  
City of McKinney, Collin County, Texas  
September 21, 2012  
City File No.:

### Description

RE-ZONING

Date \_\_\_\_\_

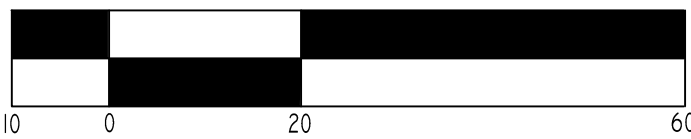
III/12

Drawn By

SLE

Scale

SP-2



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*By Kathy Wright at 12:06 pm, Nov 02, 2012*