

Scale: 1" = 60'

David V Block Investments LLC
Instr#20161006001353690
DAP 380 ADDITION
LOT 1 & 2, BLOCK A
ZONED "PD" Planned
Development District
2006-10-120

ZONED "AG"
Agricultural District
Jim Furlong
Vol. 666, Pg. 522

ZONED "ML"
Light Manufacturing District
J2 Services Inc
DBA JBS Express
cc#20170109000036060

ZONED "PD" Planned
Development District
2008-10-099
Collin County Farm Bureau
Vol. 510, Pg. 272

ZONED "BG" General
Business District
DRM Realty LP
Instr#20200910001531400

ZONED "BG" General
Business District
McKinney 380 South Retail Ltd
Instr#20210119000105830

ZONED "AG"
Agricultural District
McKinney 380 South Retail LTD
Instr.#20210114000084610

ZONED "AG"
Agricultural District
McKinney 380 South Retail LTD
Instr.#20210114000084680

McKINNEY SH I LTD
ZONED "C2" Local
Commercial District

McKINNEY SH I LTD

ZONED "C2" Local
Commercial District

Bois D' Arc Road
(A Variable Width Right-of-Way)

McKINNEY SH I LTD
ZONED "C2" Local
Commercial District

McKINNEY SH I LTD
ZONED "C2" Local
Commercial District

McKINNEY SH I LTD
ZONED "C2" Local
Commercial District

W.H. HUNT SURVEY ABSTRACT NO. 450

CURRENT ZONING - AG Agricultural
REQUESTED ZONING - PD - Multi-Family

14.989 Acres
(652,917 SF)

McKinney Independent
School District
Volume 4956, Page 1842
O.P.R.C.C.T.

Denvil Mixon
Vol. 737, Pg. 751

ZONED "AG"
Agricultural District

Denvil Mixon
Remainder of Called 37.46
Acre Tract
Vol. 737, Pg. 751

1/2" Iron Rod
Set W/Cap
Stamped
Owens 5387

1/2" IRF

N 88°39'14" W

298.35'

1/2" Iron Rod
Set W/Cap
Stamped
Owens 5387

N 07°02'12" E

390.25'

Iron Rod
Fnd W/Cap

S 87°28'03" E

410.75'

Iron Rod
Fnd W/Cap

S 88°02'20" E

139.71'

3/4" IRF

S 87°52'49" E

122.20'

Iron Rod
Fnd W/Cap

S 03°57'54" W

126.98'

Iron Rod
Fnd W/Cap

S 63°51'54" E

83.03'

1/2" IRF

S 87°42'21" E

170.00'

Iron Rod
Fnd W/Cap

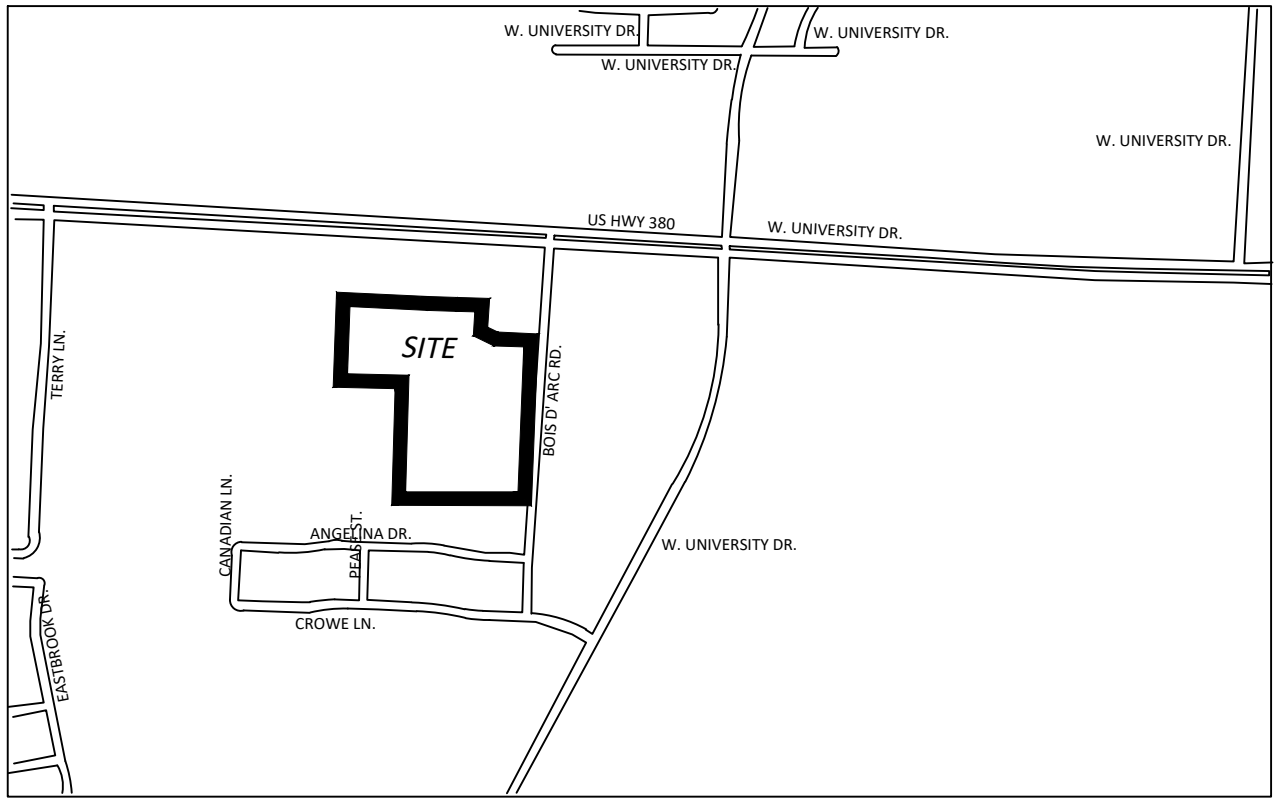
S 07°18'55" W

746.88'

POINT OF
BEGINNING

170.00'

Vicinity Map (NOT TO SCALE)



FIELD NOTE DESCRIPTION

Being a 14.989 acre tract of land located in the W. H. Hunt Survey, Abstract No. 450, Collin County, Texas and per Special Warranty Deed recorded in Volume 4956, Page 1842, Deed Records Collin County, Texas to McKinney Independent School District and being more particularly described as follows:

BEGINNING at an iron rod with cap found at the intersection of the west line of Bois D' Arc Road (Variable Width) and the easternmost north line of parent 15.58 acre tract recorded in Volume 4956, Page 1842;

THENCE along the west line of said Bois D' Arc, **SOUTH 02°18'35" WEST** a distance of **766.86** feet to a 1/8 inch iron rod found for the southeast corner of said 14.989 acre tract and being in the north line of a tract of land to Uyem Ann Nguyen per c# 2018013000089630, Official Public Records, Collin County, Texas;

THENCE departing west line of said Bois D' Arc and continuing along the common line of said Nguyen tract, **NORTH 89°48'30" WEST** a distance of **608.92** feet to a 1/4 inch iron rod found for the southwest corner of said 14.989 acre tract and being in the west line of a tract of land to Denvil Mixon (no recording information found);

THENCE continuing along the common line of said 14.989 acre tract and said Denvil Mixon tract as follows:

NORTH 01°07'25" EAST a distance of **564.93** feet to an 1/4 inch iron rod found for an ell corner;

NORTH 88°39'14" WEST a distance of **298.35** feet to an 1/2 inch iron rod stamped "OWENS 5387" set for the most westerly southwest corner of said 14.989 acre tract;

NORTH 02°02'12" EAST a distance of **390.25** feet to an 1/2 inch iron rod stamped "OWENS 5387" set for the northwest corner of said 14.989 acre tract and being the southwest corner of a tract to Jim Furlong per Deed recorded in Volume 666, Page 522, Deed Records, Collin County, Texas;

THENCE SOUTH 87°28'03" EAST a distance of **410.75** feet to an iron rod with cap found for the southeast corner of a tract of land to J2 Services Inc. per c# 20170109000036060, Official Records, Collin County, Texas and the southwest corner of a tract of land to Collin County Farm Bureau, per Deed recorded in Volume 510, Page 272, Deed Records, Collin County, Texas;

THENCE along the common line of said Collin County Farm Bureau tract, **SOUTH 88°02'20" EAST** a distance of **139.71** feet to a 3/4" iron rod found for the southwest corner of a tract of land to DRM Realty LP per c# 20200910001531400, Official Public Records, Collin County, Texas;

THENCE along the common line of said DRM Realty LP tract, **SOUTH 87°52'49" EAST** a distance of **122.20** feet to an 1/2 inch iron rod stamped "OWENS 5387" set for the most northerly northeast corner of said 14.989 acre tract;

THENCE departing the common line of said DRM Realty LP tract, **SOUTH 03°57'54" WEST** a distance of **126.98** feet to an iron rod with cap found for corner located in the west line of a tract of land to McKinney 380 South Retail LTD per c# 20210114000084610, Official Public Records, Collin County, Texas;

THENCE continuing along the common line of said McKinney 380 South Retail LTD tract, **SOUTH 63°51'54" EAST** a distance of **83.03** feet to an 1/2 inch iron rod found for corner located at the southwest corner of a tract of land to said McKinney 380 South Retail LTD per c# 20210114000084680, Official Public Records, Collin County, Texas;

THENCE SOUTH 87°42'21" EAST along the south line of said McKinney 380 South Retail LTD tract, a distance of **170.00** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **14.989** acres or 652,917 square feet of land more or less.

ZONING EXHIBIT 14.989 ACRES

W.H. HUNT SURVEY ABSTRACT NO. 450
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Client: Craig International, Inc.
6850 TPC Drive, Suite 210
McKinney, Texas 75070
Attn: James T. Craig

Scale: 1" = 60'	Checked By: F.R. OWENS
Date: May 6, 2021	P.C.: Cryer/Spradling
Technician: Spradling/Bedford	File: BOIS D ARC MISD 5-6-21
Drawn By: Spradling/Bedford	Job No. 159-219

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225 - www.aubedfordgroup.com - aub@aubedfordgroup.com

Sheet:
1
Of: 1



TBPLS REG#10118200

N:\L FILES\CRAIG INTERNATIONAL - 159 James Craig\McKinney\Bois d Arc\BOIS D ARC MISD ZONING EXHIBIT 2021-07-23.dwg, ZONING, 7/23/2021 11:18:37 PM