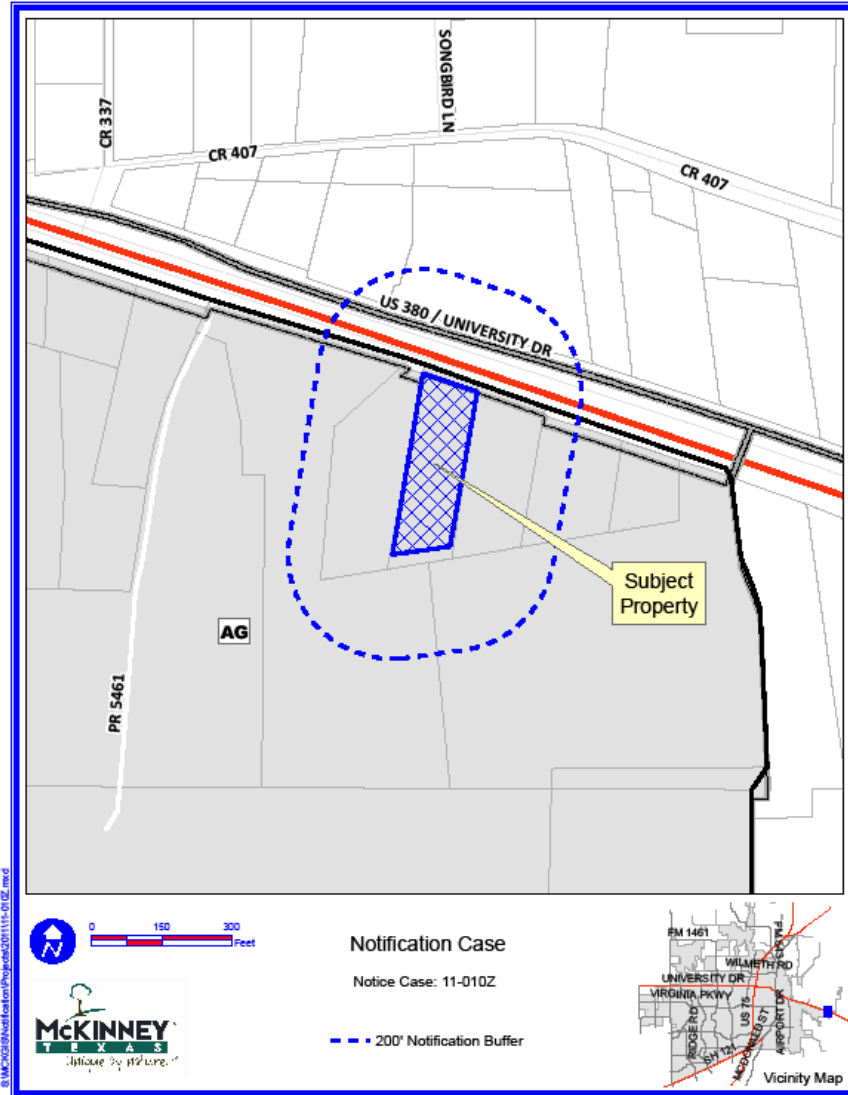


# Case No. 11-010Z

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Gurpal Singh, for Approval of a Request to Rezone Approximately 1.01 Acres from “AG” – Agriculture District to “BG” – General Business District, Located on the South Side of U.S. Highway 380 (University Drive) and Approximately 2,200 Feet West of Bridgefarmer Road.

# Location Map



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DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



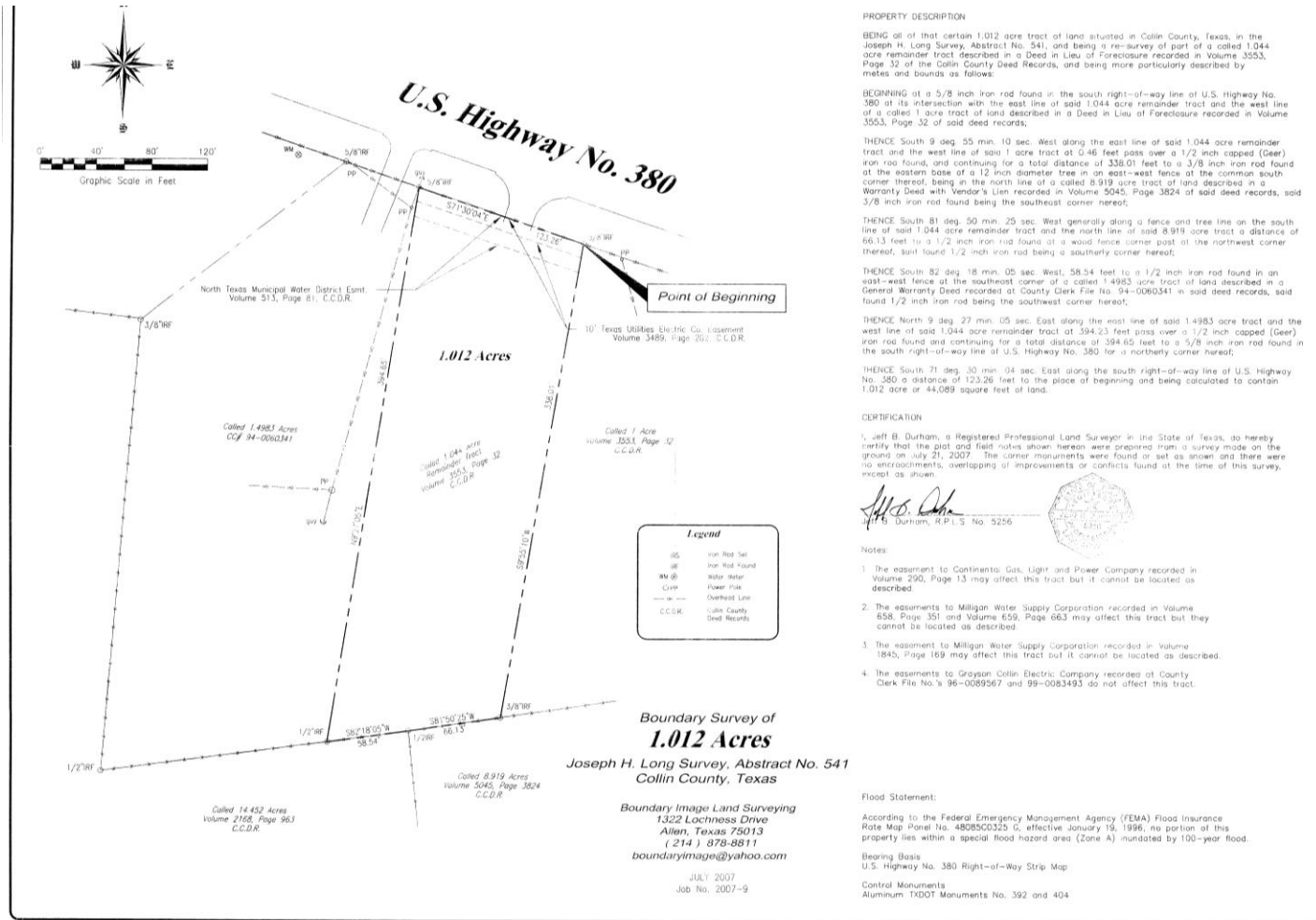
# Aerial Exhibit



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# Proposed Zoning Exhibit



**PROPERTY DESCRIPTION**

BEING all of that certain 1.012 acre tract of land situated in Collin County, Texas, in the Joseph H. Long Survey, Abstract No. 541, and being a re-survey of part of a called 1.044 acre remainder tract described in a Deed in Lieu of Foreclosure recorded in Volume 3553, Page 32 of the Collin County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the south right-of-way line of U.S. Highway No. 380 at its intersection with the east line of said 1.044 acre remainder tract and the west line of a called 1 acre tract of land described in a Deed in Lieu of Foreclosure recorded in Volume 3553, Page 32 of said deed records;

THENCE South 9 deg. 55 min. 10 sec. West along the east line of said 1.044 acre remainder tract and the west line of said 1 acre tract at 0.46 feet pass over a 1/2 inch capped (Gear) iron rod found, and continuing for a total distance of 336.01 feet to a 3/8 inch iron rod found at the eastern base of a 12 inch diameter tree in an east-west fence of the common south corner thereof, being in the north line of a called 8.919 acre tract of land described in a Warranty Deed with Vendor's Lien recorded in Volume 5045, Page 3824 of said deed records, said 3/8 inch iron rod found being the southeast corner hereof;

THENCE South 81 deg. 50 min. 25 sec. West generally along a fence and tree line on the south line of said 1.044 acre remainder tract and the north line of said 8.919 acre tract a distance of 66.13 feet to a 1/2 inch iron rod found at a wood fence corner post at the northwest corner thereof, said found 1/2 inch iron rod being a southerly corner hereof;

THENCE South 82 deg. 18 min. 05 sec. West, 58.54 feet to a 1/2 inch iron rod found in an east-west fence at the southeast corner of a called 1.4983 acre tract of land described in a General Warranty Deed recorded at County Clerk File No. 94-0060341 in said deed records, said found 1/2 inch iron rod being the southwest corner hereof;

THENCE North 9 deg. 27 min. 05 sec. East along the east line of said 1.4983 acre tract and the west line of said 1.044 acre remainder tract at 594.23 feet pass over a 1/2 inch capped (Gear) iron rod found and continuing for a total distance of 394.65 feet to a 5/8 inch iron rod found in the south right-of-way line of U.S. Highway No. 380 for a northerly corner hereof;

THENCE South 71 deg. 30 min. 04 sec. East along the south right-of-way line of U.S. Highway No. 380 a distance of 123.26 feet to the place of beginning and being calculated to contain 1.012 acre or 44,089 square feet of land.

**CERTIFICATION**

I, Jeff B. Durham, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat and field notes shown hereon were prepared from a survey made on the ground on July 21, 2007. The corner monuments were found or set as shown and there were no encroachments, overlapping of improvements or conflicts found at the time of this survey, except as shown.

*Jeff B. Durham*  
 Jeff B. Durham, R.P.L.S. No. 5256

- Notes:**
- The easement to Continente Gas, Light and Power Company recorded in Volume 290, Page 13 may affect this tract but it cannot be located as described.
  - The easements to Milligan Water Supply Corporation recorded in Volume 658, Page 391 and Volume 659, Page 663 may affect this tract but they cannot be located as described.
  - The easement to Milligan Water Supply Corporation recorded in Volume 1845, Page 169 may affect this tract but it cannot be located as described.
  - The easements to Grayson Collin Electric Company recorded at County Clerk File No.'s 96-0089567 and 99-0083493 do not affect this tract.

**Flood Statement:**

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel No. 48050C0323 G, effective January 16, 1996, no portion of this property lies within a special flood hazard area (Zone A) inundated by 100-year flood.

**Bearing Basis**  
 U.S. Highway No. 380 Right-of-Way Strip Map

**Control Monuments**  
 Aluminum TXDOT Monuments No. 392 and 404

**Boundary Survey of  
 1.012 Acres**  
 Joseph H. Long Survey, Abstract No. 541  
 Collin County, Texas

Boundary Image Land Surveying  
 1322 Lochness Drive  
 Allen, Texas 75013  
 (214) 379-8811  
 boundaryimage@yahoo.com

JULY 2007  
 Job No. 2007-9



# Staff Recommendation

- Staff recommends approval of the proposed rezoning request.