



**LEGEND**

● CBL	U/G CABLE MARKER	(C.M.)	CONTROLLING MONUMENT
● FO	U/G FIBER OPTIC MARKER	CAB.	CABINET
● B	BOLLARD	INST.	INSTRUMENT
● TL	U/G TELEPHONE MARKER	NO.	NUMBER
● CO	CLEAN OUT	PG.	PAGE
⊠ ELEC	ELECTRIC HANDHOLE	P.O.B.	POINT OF BEGINNING
⊠ FH	FIRE HYDRANT	VOL.	VOLUME
⊠ FW	GUY WIRE	D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
⊠ ICV	IRRI CONTROL VALVE	O.P.R.C.C.T.	OFFICIAL PUBLIC RECORD OF COLLIN COUNTY, TEXAS
⊠ LP	LIGHT POLE	P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
⊠ MB	MAILBOX	---	PROPERTY LINE
⊠ G	U/G GAS LINE MARKER	---	EASEMENT LINE
⊠ PP	POWER POLE		
⊠ S	SIGN		
⊠ SS	SANITARY SEWER MANHOLE		
⊠ SD	STORM DRAIN MANHOLE		
⊠ TEL	TELEPHONE PEDESTAL		
⊠ TEL	TELEPHONE HANDHOLE		
⊠ TEL	TELEPHONE MANHOLE		
⊠ TV	U/G CABLE TV MARKER		
⊠ TV	CABLE TV PEDESTAL		
⊠ V	VAULT (TYPE UNKNOWN)		
⊠ WTR	U/G WATER LINE MARKER		
⊠ WM	WATER METER		
⊠ WTR	WATER MANHOLE		
⊠ VLT	WATER VAULT		
⊠ WV	WATER VALVE		

**VICINITY MAP**  
(NOT TO SCALE)

**SCALE: 1" = 30'**

**19.628 ACRES**  
**(855,014 SQ. FT.)**

ABIGAIL G. KAMPMANN, ET AL  
(INST. NO. 20150813001014240)  
O.P.R.C.C.T.

NO BUILDINGS OBSERVED

N. CENTRAL EXPRESSWAY  
MCKINNEY, TX 75071

CURRENTLY ZONED C  
PROPOSED LI

Thomas J. McDonald Survey,  
Abstract No. 576

Fala Dunn Survey,  
Abstract No. 284

- GENERAL NOTES:**
- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.
  - The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0260K with Map Revised June 7, 2017.  
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
  - The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
  - Fences depicted hereon are based on locations measured in the field; the dimensioned ties shown are at those particular locations labeled only, the fence lines may meander between said measured locations.

**ZONING EXHIBIT**  
**19.628 ACRES**  
BEING SITUATED IN THE  
THOMAS J. McDONALD SURVEY, ABSTRACT NO. 576  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
JULY 8, 2022

<b>OWNER</b> LGE TEXAS, LLC 4925 Greenville Ave, Suite 350 Dallas, Texas 75206 Contact: Mr. Kyle Coker	<b>DEVELOPER</b> CREATION EQUITY 4925 Greenville Ave, Suite 350 Dallas, Texas 75206 Contact: Mr. Taylor Mitcham	<b>SURVEYOR</b> BGE, Inc. 2595 Dallas Parkway, Suite 101, Frisco, TX 75034 Tel: 972-464-4800 • www.bgeinc.com TBPELS Registration No. 10193953 Contact: Mark Peace, R.P.L.S. Telephone: 972-464-4884 • Email: mpeace@bgeinc.com
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