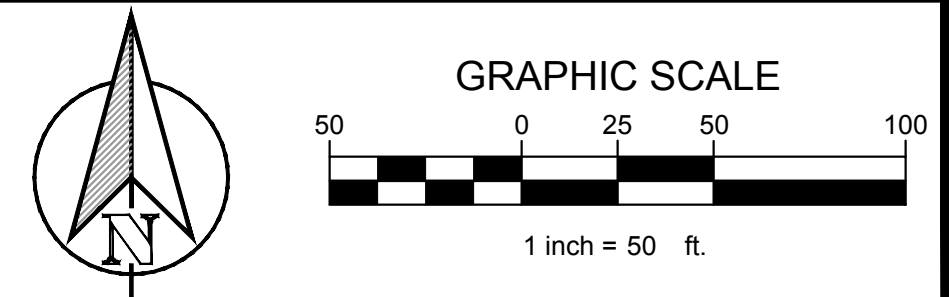
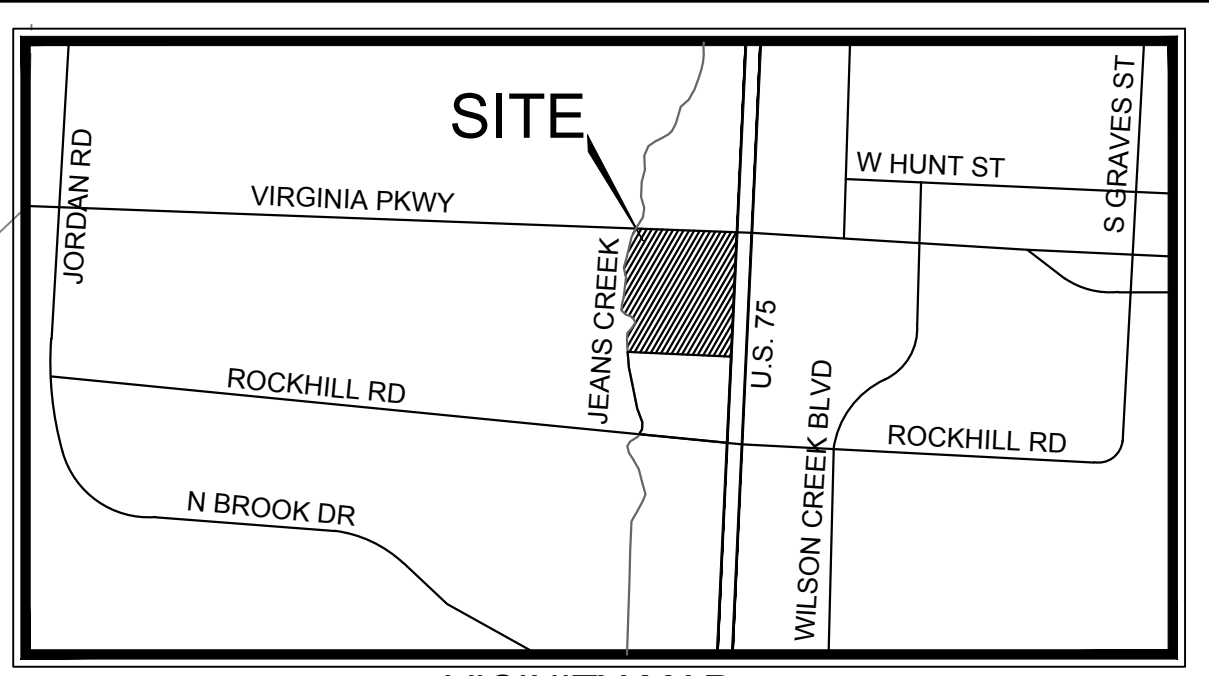
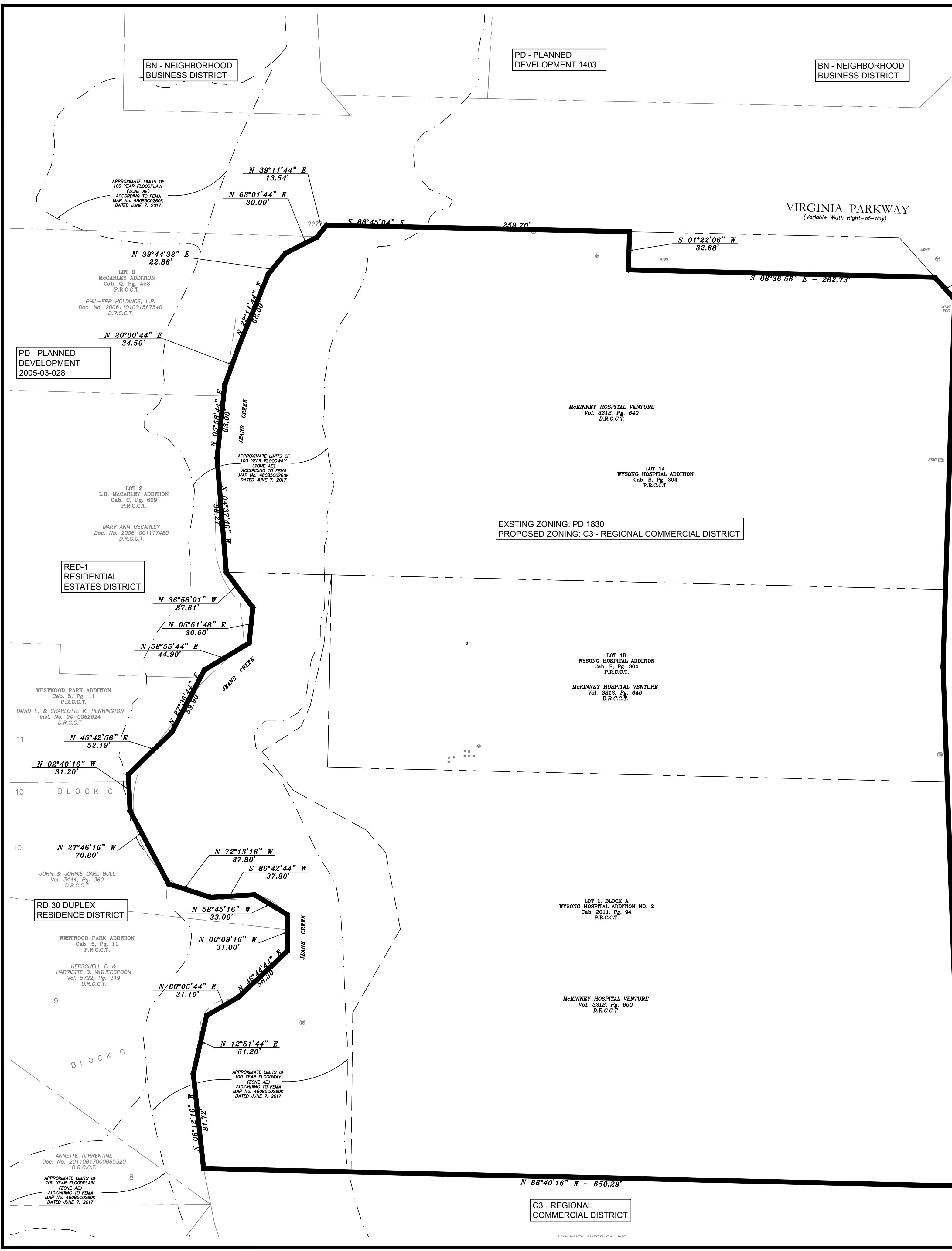


PLOTTED BY: REGGIE SMITH  
 PLOT DATE: 8/4/2020 9:36 AM  
 LOCATION: Z:\MARKETING\WIRE MCKINNEY\CADD\SHEETS\Z-1 ZONING EXHIBIT.DWG  
 LAST SAVED: 8/4/2020 9:35 AM



**LEGAL DESCRIPTION**

Being an 11.47 acre tract or parcel of land situated in the W. D. Thompson Survey, Abstract Number 891 in the City of McKinney, Collin County, Texas and being a portion of a called 4.171 acre tract of land described in the deed to McKinney Hospital Venture, recorded in Volume 3212, Page 840 of the Deed Records of Collin County, Texas and all of Lot 1B, of Wysong Hospital Addition, an addition to the City of McKinney, recorded in Cabinet B, Page 304 of the Plat Records of Collin County, Texas and all of Lot 1, Block A of Wysong Hospital Addition No. 2, an addition to the City of McKinney, recorded in Volume 2011, Page 94 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "EAGLE SURVEYING" found at the Southeast corner of said Lot 1, Block A and the common Northeast corner of a called 7.70 acre tract of land described in the deed to McKinney Autoplex, Inc., recorded in Document Number 20190711000811400 of the Official Public Records of Collin County, Texas, and being in the West right-of-way line of U. S. Highway 75, a variable width right-of-way;

THENCE North 88°40'50" West, with the South line of said Lot 1, Block A and the common North line of said 7.70 acre tract, passing at a distance of 620.25 feet a capped 1/2" iron rod stamped "EAGLE SURVEYING" found for reference, continuing on said course a total distance of 650.29 feet to a point in the East line of Westwood Park Addition an addition to the City of McKinney, recorded in Cabinet 5, Page 11 of the Plat Records of Collin County, Texas and being in a creek;

THENCE with the West line of said Lot 1, Block A and the West line of said 4.171 acre tract and the common East line of said Westwood Park Addition and the common East line of Lot 2 of L. B. McCarley Addition an addition to the City of McKinney, recorded in Cabinet C, Page 609 of the Plat Records of Collin County, Texas and the common East line of Lot 3 of McCarley Addition an addition to the City of McKinney, recorded in Cabinet Q, Page 453 of the Plat Records of Collin County, Texas and the meanders of said creek the following courses and distances:

North 06°13'04" East, a distance of 81.88 feet;  
 North 12°51'35" East, a distance of 51.20 feet;  
 North 60°05'35" East, a distance of 31.10 feet;  
 North 46°44'35" East, a distance of 58.30 feet;  
 North 00°09'25" West, a distance of 31.00 feet;  
 North 58°45'25" West, a distance of 33.00 feet;  
 South 86°42'35" West, a distance of 37.80 feet;  
 North 72°13'25" West, a distance of 37.80 feet;  
 North 27°46'25" West, a distance of 70.80 feet;  
 North 02°40'25" West, a distance of 31.20 feet;  
 North 45°42'47" East, a distance of 52.19 feet;  
 North 27°36'35" East, a distance of 59.90 feet;  
 North 58°55'35" East, a distance of 44.90 feet;  
 North 05°51'39" East, a distance of 30.60 feet;  
 North 04°37'49" West, a distance of 98.27 feet;  
 North 05°58'35" East, a distance of 63.00 feet;  
 North 20°00'35" East, a distance of 34.50 feet;  
 North 22°11'35" East, a distance of 88.00 feet;  
 North 39°44'23" East, a distance of 22.88 feet;  
 North 63°01'35" East, a distance of 29.93 feet to a point in the South line of a called 0.0450 acre tract of land described in the deed to the City of McKinney, recorded in Document Number 20150713000857350 of the Official Public Records of Collin County, Texas same being the South right-of-way line of Virginia Parkway, a variable width right-of-way;

THENCE with the South line of said 0.0450 acre tract same being the South line of said Virginia Parkway the following courses and distances:

South 88°49'56" East, a distance of 77.51 feet to a 1/2" iron rod found;  
 North 01°40'44" East, a distance of 3.82 feet to a 1/2" iron rod found;

South 88°58'35" East, a distance of 190.41 feet to a capped 1/2" iron rod stamped "HALFF" found at the Southeast corner of said 0.0450 acre tract and being in the West line of a called 0.1827 acre tract of land described in the deed to the State of Texas, recorded in Document Number 2007012200088730 of the Official Public Records of Collin County, Texas;

THENCE South 01°03'44" West, with the West line of said 0.1827 acre tract same being the South right-of-way line of said Virginia Parkway, a distance of 26.76 feet to an aluminum capped 5/8" iron rod stamped Texas Department of Transportation found at the Southwest corner of said 0.1827 acre tract;

THENCE South 88°39'36" East, with the South line of said 0.1827 acre tract same being the South right-of-way line of said Virginia Parkway, a distance of 262.70 feet to an aluminum capped 5/8" iron rod stamped Texas Department of Transportation found at the Southeast corner of said 0.1827 acre tract and being in the West right-of-way line of said U. S. Highway 75;

THENCE with the East lines of said 4.171 acre tract, Lot 1B and Lot 1, Block A and the common West right-of-way line of said U. S. Highway 75 the following courses and distances:

South 41°49'50" East, a distance of 25.44 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;  
 South 01°48'30" West, a distance of 314.63 feet to an aluminum capped 5/8" iron rod stamped Texas Department of Transportation found;  
 South 02°04'09" East a distance of 446.32 feet to the POINT OF BEGINNING and containing 11.47 acres of land more or less.

**ZONING REQUEST**  
 EXISTING ZONING: PD (PLANNED DEVELOPMENT) 1830  
 PROPOSED ZONING: C-3 (REGIONAL COMMERCIAL)

LEGEND	
	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
	LOT LINES
	EASEMENT LINES

**FLOODPLAIN NOTE**  
 THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" & "ZONE AE" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 7, 2017 AND IS LOCATED IN COMMUNITY NUMBER 480135 AS SHOWN ON MAP NUMBER 48085C0260K. 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.

**EAGLE SURVEYING, LLC**  
 210 S. ELM STREET  
 SUITE: 104  
 DENTON, TX 76201  
 (940) 222-3009  
 TX FIRM # 10194177

I hereby certify that this survey, plan or report 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 Raabe* Date: 7-10-20  
 Matthew Raabe Date: R.P.L.S. # 6402

**OWNER / DEVELOPER**  
 MCKINNEY HOSPITAL VENTURE  
 PO BOX 1504  
 NASHVILLE, TN 37202

**ENGINEER**  
 TEXAS REGISTRATION #14199  
 1903 CENTRAL DR.  
 SUITE #406  
 BEDFORD, TX 76021  
 PH. 817.281.0572  
 FAX 817.281.0574  
 CONTACT: DREW DONOSKY, PE  
 EMAIL: DREW@CLAYMOOREENG.COM

ZONING EXHIBIT			
WIRE MCKINNEY			
11.47 ACRES			
LEGAL DESCRIPTION:			
WYSONG HOSPITAL ADDITION, LOT 1A-1B & LOT 1 BLOCK A .			
CITY:		STATE:	
McKINNEY		TEXAS	
COUNTY	SURVEY:	ABSTRACT NO.	
COLLIN	W.D. THOMPSON SURVEY	891	
SUBMITTAL LOG:			
JULY 13, 2020		FIRST CITY SUBMITTAL	

TEXAS REGISTRATION #14199

**CLAY MOORE ENGINEERING**  
 1903 CENTRAL DR. SUITE #406  
 BEDFORD, TX 76021  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENG.COM

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION PURPOSES.  
 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING CONSULTANTS  
 Engineer: DREW DONOSKY  
 P.E. No. 125651. Date: 8/4/2020

**WIRE MCKINNEY U.S. HIGHWAY 75 & VIRGINIA PARKWAY MCKINNEY, TX**

NO.	DATE	REVISION	BY

**ZONING EXHIBIT**

DESIGN: ASD  
 DRAWN: RDS  
 CHECKED: MAM  
 DATE: 8/4/2020

SHEET  
**Z-1**

File No: 2018-010