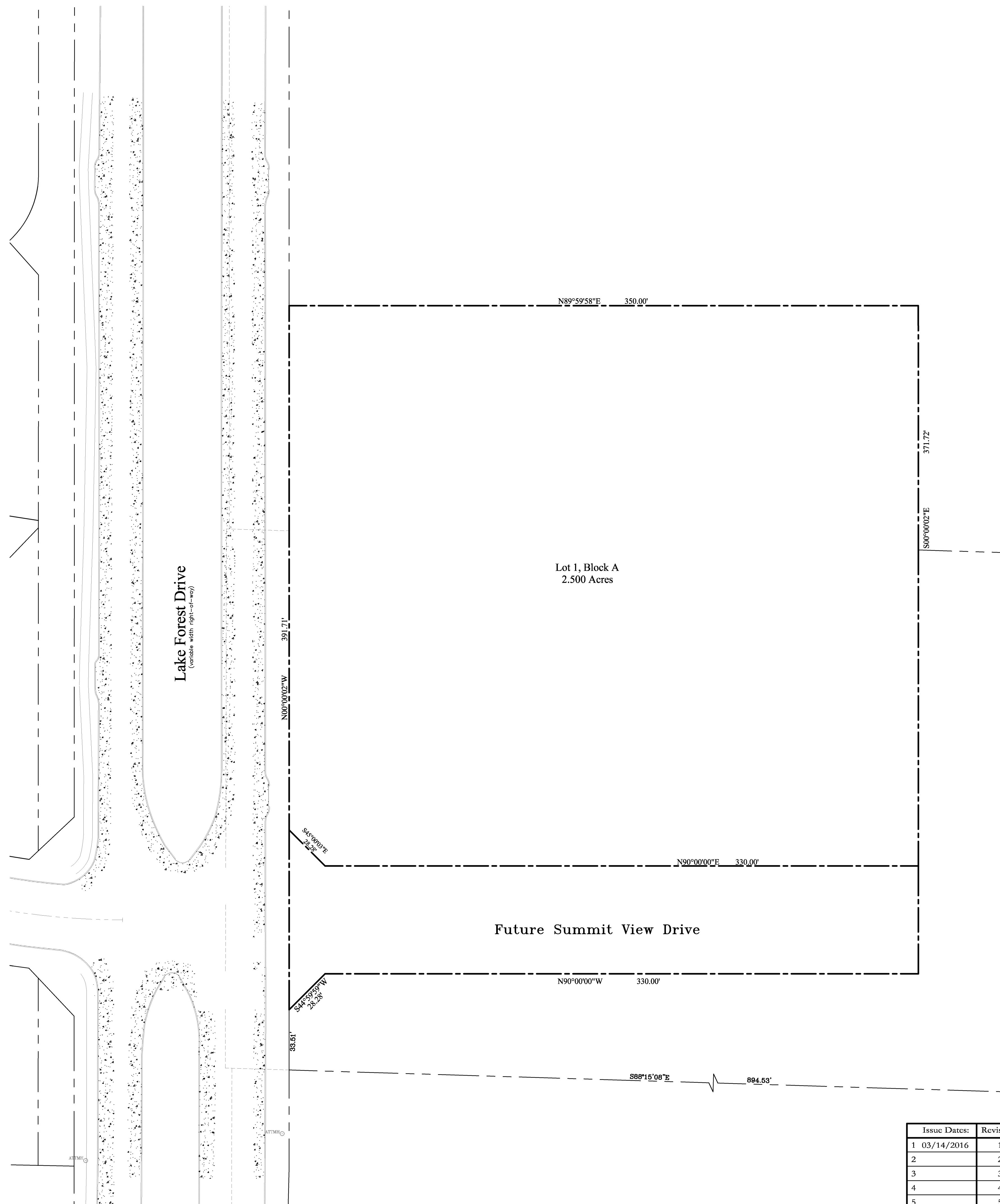
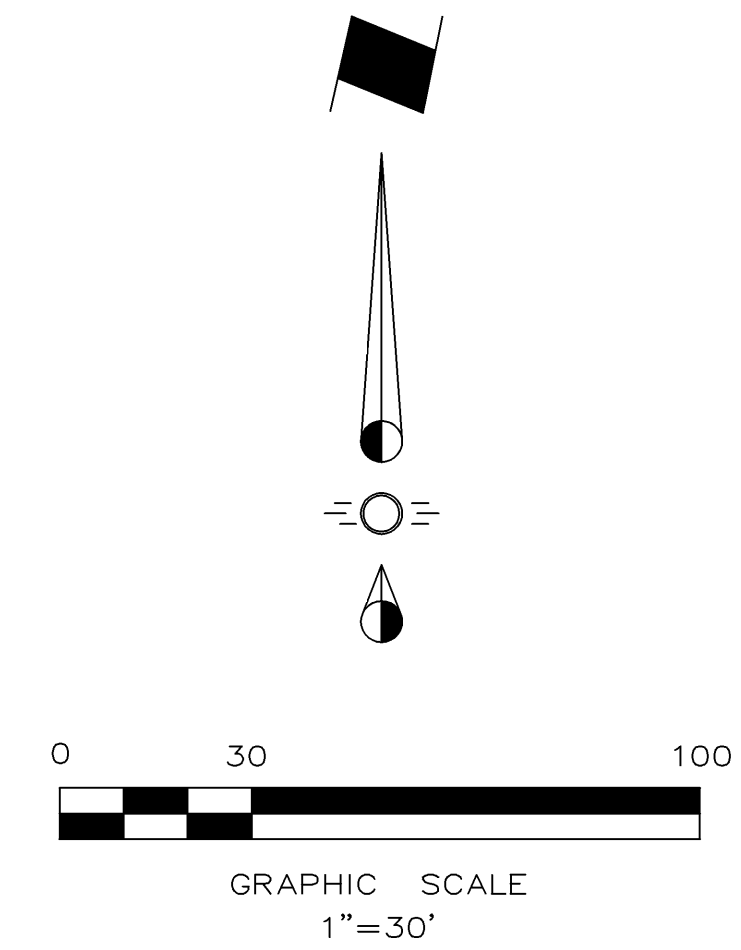




VICINITY MAP
NTS



LEGAL DESCRIPTION

Being a 3.294 acre tract of land, situated in the John McGarrah Survey, Abstract No. 572, in the City of McKinney, Collin County, Texas, and being all of that called 1.049 acre tract of land, described by deed to the City of McKinney, Collin County, Texas, as recorded under Document No. 20160125000087300, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and also all of that called 1.451 acre tract of land, described by deed to the City of McKinney, as recorded under Document No. 20160125000087320, O.P.R.C.C.T., and also being all of that called 0.491 acre tract of land described by deed to the City of McKinney, as recorded under Document No. 20160125000087330, O.P.R.C.C.T., same also being a part of that called 27.931 acre tract described by deed to South 720, L.P., as recorded in Volume 4653, Page 2146, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being a part of that tract of land described by deed to Brinkmann Ranches of Collin County, L.P., as recorded in Volume 6067, Page 1320, D.R.C.C.T., said tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod with a plastic cap found for the southeasterly corner of a right-of-way dedication for Lake Forest Drive, shown in Exhibit B (0.2425 Acres), as described by deed recorded under Document No. 20100427000412530, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same also being the northeasterly corner of Exhibit A (0.4459 Acres), of said right-of-way document, said corner being in the easterly monumented line of Lake Forest Drive, said corner also being in the common line between said 27.931 acre tract and that called 52.177 acre tract, as described by deed to South 720, L.P., as recorded in Volume 4665, Page 1247, D.R.C.C.T.;

THENCE North 00°00'02" West, over and across said 27.931 acre tract, same being along the easterly monumented line of Lake Forest Drive, a distance of 33.51' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found (herein after referred to as a capped iron rod) for the **POINT OF BEGINNING** of the herein described property;

THENCE North 00°00'02" West, continuing along the easterly monumented line of Lake Forest Drive, same being over and across said 27.931 acre tract, passing a 1/2" iron rod with a plastic cap found for the northeasterly corner of said 0.2425 acre tract, same being the southeasterly corner of Exhibit G (0.6279 Acres), of said right-of-way document, said corner also being in the common line between said 27.931 acre and Brinkmann Ranches of Collin County, L.P. tracts, at a distance of 266.44', and continuing along the easterly monumented line of Lake Forest Drive, same being over and across said Brinkmann Ranches of Collin County, L.P. tract, a total distance of 410.00' to a capped iron rod found for the northwesterly corner of the herein described property;

THENCE North 89°59'58" East, over and across said Brinkmann Ranches of Collin County, L.P. tract, a distance of 350.00' to a capped iron rod for the northeasterly corner of the herein described property;

THENCE South 00°00'02" East, continuing over and across said Brinkmann Ranches of Collin County, L.P. tract, passing a point for corner in the common line between said Brinkmann Ranches of Collin County, L.P. and 27.931 acre tracts at a distance of 135.92' and continuing over and across said 27.931 acre tract, a total distance of 410.00' to a capped iron rod found;

THENCE North 90°00'00" West, continuing over and across said 27.931 acre tract, a distance of 330.00' to a capped iron rod found;

THENCE South 44°59'59" West, continuing over and across said 27.931 acre tract, a distance of 28.28' to the **POINT OF BEGINNING** and containing 2.991 acres of land, more or less.

OWNER:

City of McKinney
221 N. Tennessee Street
McKinney, Texas 75070
Phone (972) 547-7420
Fax (972) 547-2604

ENGINEER:

Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

ARCHITECT:

conduit architecture + design, LLC
402 Parker Street
McKinney, Texas 75069
Phone (972) 302-9747

SURVEYOR:

North Texas Surveying, LLC
1515 South McDonald St. Suite 110
McKinney, Texas 75069
Phone (469) 424-2074
Fax (469) 424-1997

Issue Dates:	Revisions:	Date:
1 03/14/2016	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1" = 30'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 3/10/2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

ZONING EXHIBIT
MCKINNEY FIRE STATION #9
CONDUIT ARCHITECTURE + DESIGN, LLC
CITY OF MCKINNEY, TEXAS

Sheet No. **ZN**
Project No. 16015

RECEIVED
By Planning Department at 11:39 am, Mar 14, 2016

MCKINNEY FIRE STATION #9