

**STANDISH 1.9190 ACRE PARCEL
B.P. WORLEY SURVEY – ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. P. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PROPERTY CALLED A 1.9190 ACRE TRACT OF LAND DESCRIBED IN DEED TO PATRICIA STANDISH AND RECORDED IN VOLUME 2085, PAGE 229 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING PART OF LOT 4, BLOCK 2 OF WALNUT GROVE ESTATES, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP AND PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO BOMAC MCKINNEY INVESTMENTS, LLC, RECORDED UNDER INSTRUMENT NO. 20180718000896440, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 – UNIVERSITY DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF CUSTER ROAD – F.M. 2478 (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 2 IN BLOCK A OF CUSTER/380 ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2006, PAGE 505 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 84° 58' 46" EAST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE SOUTH LINE OF SAID LOT 2 AND PASSING AT A DISTANCE OF 197.19 FEET THE SOUTHEAST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 1 IN BLOCK A OF SAID CUSTER/380 ADDITION, AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE SOUTH LINE OF SAID LOT 1 FOR A TOTAL DISTANCE OF 369.13 FEET TO A 1/2" IRON ROD WITH YELLOW CAP FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF A CALLED 0.9630 ACRE TRACT OF LAND DESCRIBED IN DEED TO BIG SCORE INVESTORS, LLC AND RECORDED IN INSTRUMENT NO. 20120524000610240 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 85° 04' 17" EAST AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE SOUTH LINE OF SAID 0.9630 ACRE BIG SCORE INVESTORS, LLC TRACT AND PASSING AT A DISTANCE OF 131.03 FEET THE SOUTHEAST CORNER OF SAID 0.9630 ACRE BIG SCORE INVESTORS, LLC TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.9124 ACRE TRACT OF LAND DESCRIBED IN DEED TO PAUL & BARBARA BRACKEEN AND RECORDED IN VOLUME 921, PAGE 434 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE SOUTH LINE OF SAID 0.9124 ACRE PAUL & BARBARA BRACKEEN TRACT AND PASSING AT A DISTANCE OF 249.99 FEET THE SOUTHEAST CORNER OF SAID 0.9124 ACRE PAUL & BARBARA BRACKEEN TRACT AND THE SOUTHWEST CORNER OF A CALLED 1.9194 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOMAC MCKINNEY INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND RECORDED IN INSTRUMENT NO. 20180305000265390 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE SOUTH LINE OF SAID 1.9194 ACRE BOMAC MCKINNEY INVESTMENTS, LLC TRACT FOR A TOTAL DISTANCE OF 450.03 FEET TO A 1/2" IRON ROD WITH RED CAP FOUND FOR THE **POINT OF BEGINNING** FOR THIS DESCRIPTION, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 1.9194 ACRE BOMAC MCKINNEY INVESTMENTS, LLC TRACT AND THE SOUTHWEST CORNER OF AFORESAID 1.9190 ACRE PATRICIA STANDISH TRACT AND BEING IN THE WEST LINE OF AFORESAID LOT 4;



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TBPLS REGISTRATION No. 10105700

ZONING EXHIBIT

**STANDISH 1.9190 ACRE PARCEL
B.P. WORLEY SURVEY - ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

DATE: APRIL 8, 2019
SCALE: 1"=100'

F./US380-CUSTER/BOMAC PARCEL

THENCE NORTH 04° 01' 52" WEST ALONG THE EAST LINE OF SAID LOT 2 IN BLOCK A OF CALIBER COLLISION NORTHWEST ADDITION AND THE WEST LINE OF AFORESAID 1.9194 AC. – BOMAC MCKINNEY INVESTMENTS, LLC TRACT FOR A DISTANCE OF 91.77 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID 1.9194 AC. – BOMAC MCKINNEY INVESTMENTS, LLC TRACT AND THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 3.032 ACRE TRACT OF LAND DESCRIBED IN DEED TO JERRY BRADAM & CRAIG REAVIS AND RECORDED IN VOLUME 1004, PAGE 676 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 85° 06' 20" EAST ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF AFORESAID 1.9194 AC. – BOMAC MCKINNEY INVESTMENTS, LLC TRACT FOR A DISTANCE OF 200.34 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID 1.9194 AC. – BOMAC MCKINNEY INVESTMENTS, LLC TRACT AND THE NORTHWEST CORNER OF LOT 4 IN BLOCK 2 OF SAID WALUT GROVE SUBDIVISION;

THENCE SOUTH 03° 43' 16" EAST AND DEPARTING THE SOUTH LINE OF SAID LOT 6 AND FOLLOWING ALONG THE EAST LINE OF AFORESAID 1.9194 AC. – BOMAC MCKINNEY INVESTMENTS, LLC TRACT AND THE WEST LINE OF SAID LOT 4 IN BLOCK 2 OF WALUT GROVE SUBDIVISION, FOR A DISTANCE OF 418.12 FEET TO A 1/2" IRON ROD WITH RED CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID 1.9194 AC. – BOMAC MCKINNEY INVESTMENTS, LLC TRACT;

THENCE SOUTH 85° 04' 17" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE SOUTH LINE OF AFORESAID 1.9194 AC. – BOMAC MCKINNEY INVESTMENTS, LLC TRACT, FOR A DISTANCE OF 200.04 FEET TO **THE POINT OF BEGINNING AND CONTAINING 1.9194 ACRES OF LAND, MORE OR LESS.**

(BASIS OF BEARINGS PER TEXAS STATE PLANE COORDINATE SYSTEM ZONE 4204 (NAD83))

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890



BLUE SKY SURVEYING
& MAPPING, CORPORATION
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B.P. WORLEY SURVEY - ABSTRACT NO. 995
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DATE: APRIL 8, 2019
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F:\US380Customer\Standish Tract\Zoning Exhibit 2019

LOT 6A, BLOCK 2
WALNUT GROVE SUBDIVISION
VOL. 7, PG. 19

CITY OF MCKINNEY ETJ

(3.032 ACRES)
JERRY BRADAM & CRAIG REAVIS
VOL. 1004, PG. 676

LOT 2, BLOCK A
CALIBER COLLISION
NORTHWEST ADDITION
VOL. 2017, PG. 272
CITY OF MCKINNEY ETJ

N 85°06'20" E - 200.34'

N 85°03'29" E

N 85°04'08" E

N 85°14'34" E
125.55'

N 85°14'34" E
124.45'

1/2"IRF

KZK WORLD INC.
INST.#20180503000541490

TRACT 1
0.9124 AC.

0.9124 AC.
PAUL &
BARBARA BRACKEEN
VOL. 921, PG. 434

1.9194 AC.
BOMAC MCKINNEY
INVESTMENTS, LLC
INST.#20180305000265390
O.P.R.C.C.T.

EXISTING ZONING:
"PD" - PLANNED
DEVELOPMENT DISTRICT

1.9190 AC.
LOT 4
BLOCK 2
WALNUT GROVE SUBDIVISION
VOL. 7, PG. 19

BOMAC MCKINNEY
INVESTMENTS, LLC
INST.#20180718000896440
O.P.R.C.C.T.

EXISTING ZONING:
"C" - PLANNED
CENTER DISTRICT

PROPOSED ZONING:
"C2" - LOCAL
COMMERCIAL DISTRICT

1.9197 AC.
LOT 5
BLOCK 2
WALNUT GROVE SUBDIVISION
VOL. 7, PG. 19

EXISTING ZONING:
"C2" - LOCAL
COMMERCIAL DISTRICT

BOMAC MCKINNEY
INVESTMENTS, LLC,
A TEXAS LIMITED LIABILITY
COMPANY
INST.#20171214001650190
O.P.R.C.C.T.

EXISTING
ZONING:
"BG" - GENERAL
BUSINESS DISTRICT

EXISTING ZONING:
"AG" -
AGRICULTURAL
DISTRICT

B. R. WORLEY SURVEY, ABSTRACT NO. 995

1/2"IRF
W/RCAP
"RPLS3688"

POB

1/2"IRF
W/RCAP

S 85°04'17" W

FND
ROW
MON

131.03' 1/2"IRF 118.96'

200.04'

LOT 4 200.05'

200.03'

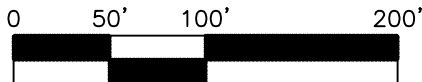
S 85°04'17" W - 719.08'

U.S. HIGHWAY 380 UNIVERSITY DRIVE

(FKA STATE HIGHWAY NO. 24)
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND
POC - POINT OF COMMENCING
POB - POINT OF BEGINNING

VARIABLE WIDTH UTILITY EASEMENT CCF# 2002-00680506 LRCCT



GRAPHIC SCALE: 1"=100'

MAP TO ACCOMPANY METES AND BOUNDS DESCRIPTION

PRELIMINARY / FOR REVIEW

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890



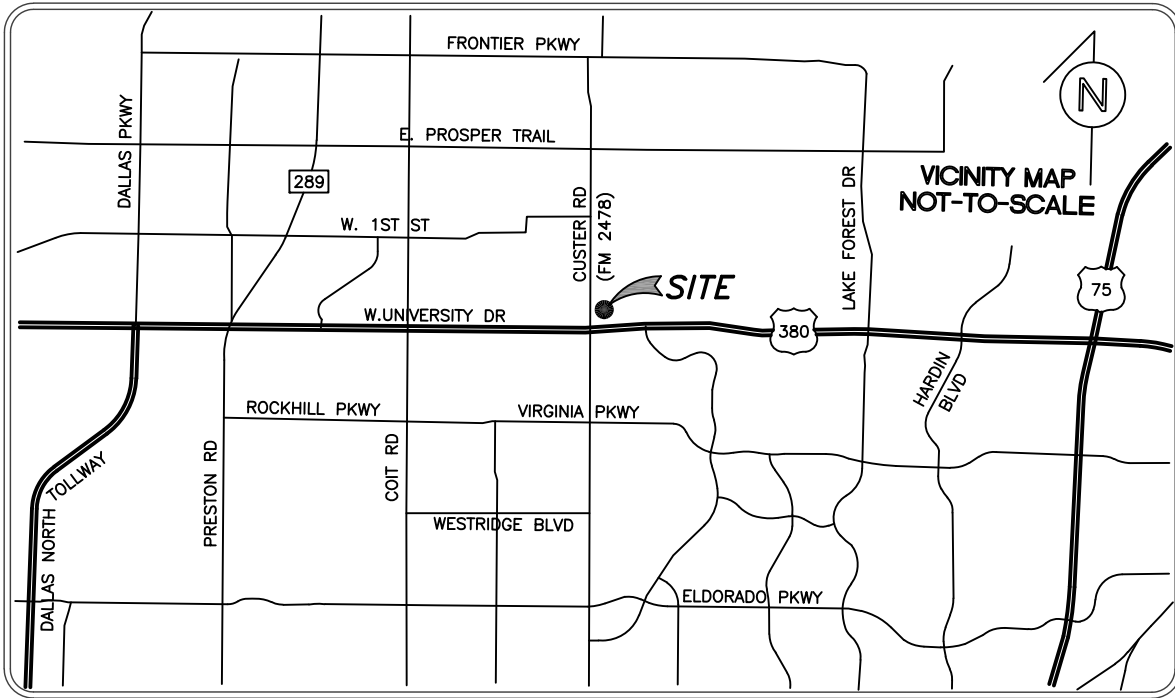
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LEGEND

- IRF IRON ROD FOUND (SIZE AS NOTED)
- VOL. VOLUME
- PG. PAGE
- ESMT. EASEMENT
- MRCCT MAP RECORDS COLLIN COUNTY TEXAS
- CC COUNTY CLERK'S FILE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 86°06'52" E	7.00'
L2	S 03°04'59" E	143.93'



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STANDISH 1.9190 ACRE PARCEL
 B.P. WORLEY SURVEY - ABSTRACT NO. 995
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DATE: AUGUST 29, 2018
 SCALE: 1"=100'

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