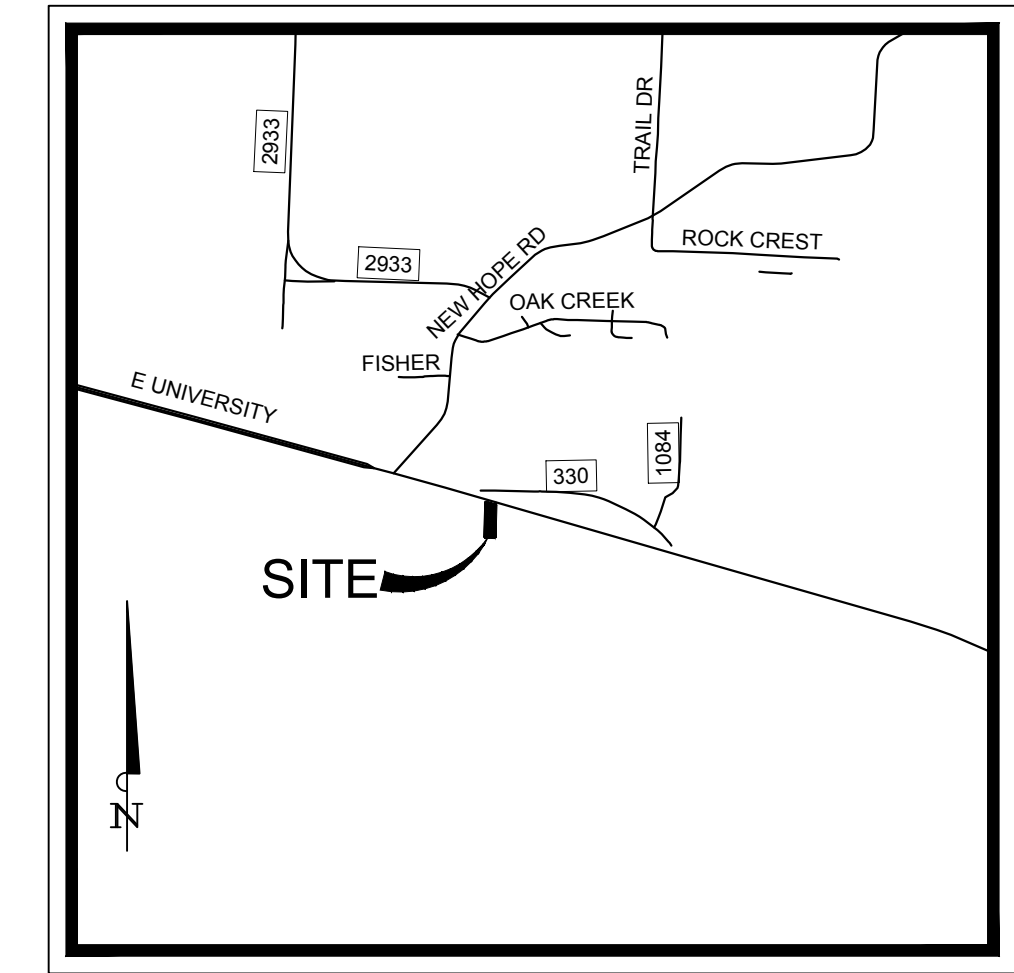
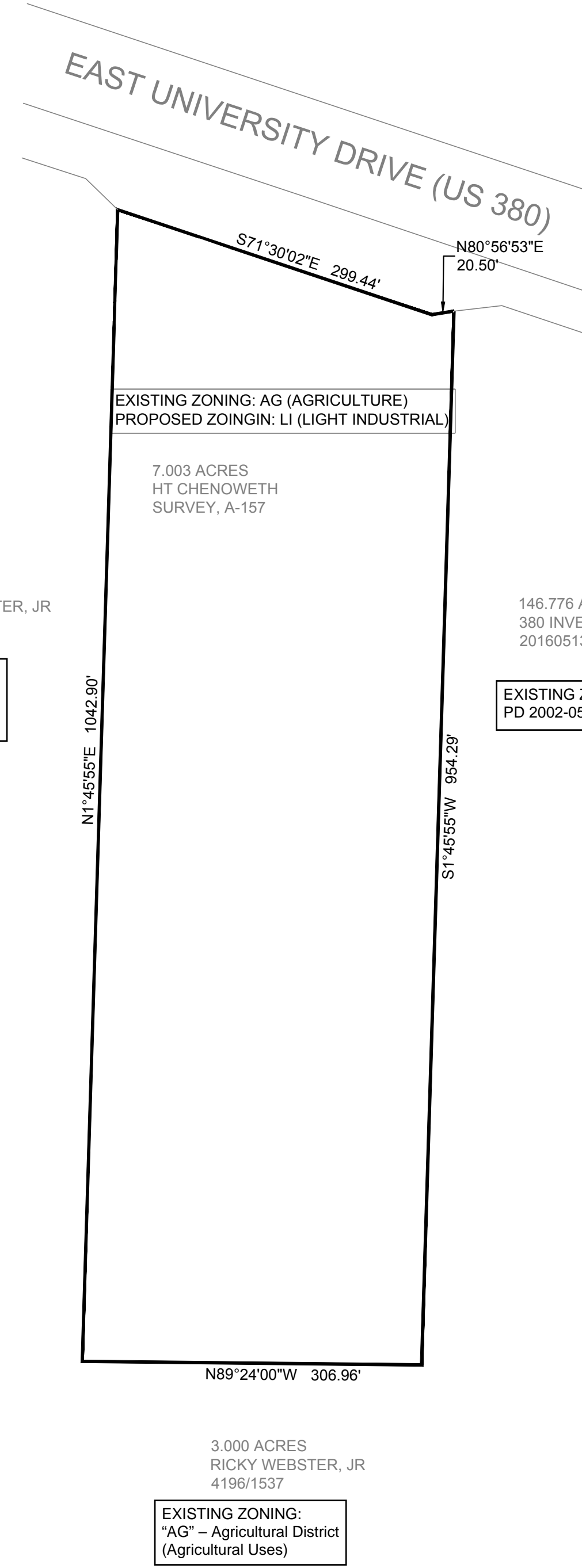
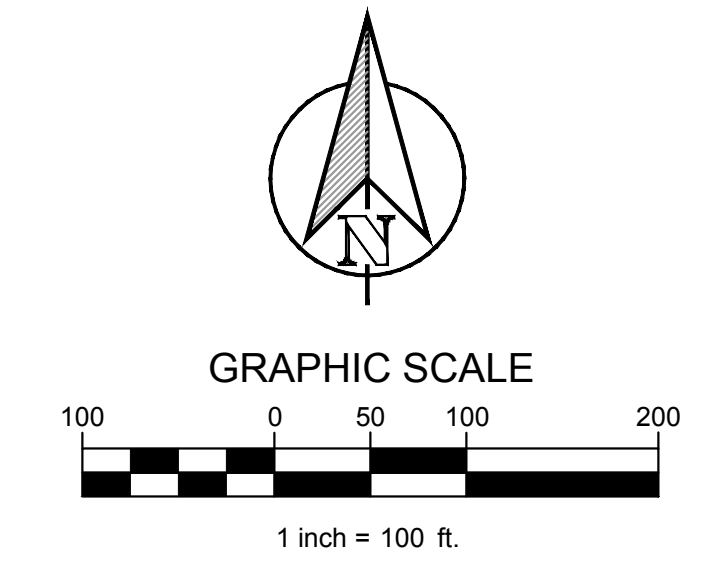


PLOTTED BY: REGGIE SMITH
 11/3/2020 10:11 AM
 Z: \MARKETING\MASTER HALCO\CADD\EXHIBIT\Z-1 ZONING EXHIBIT.DWG
 LAST SAVED: 10/27/2020 9:16 AM



VICINITY MAP
N.T.S.



ZONING REQUEST
 EXISTING ZONING: AG AGRICULTURE
 PROPOSED ZONING LI (LIGHT INDUSTRIAL)

LEGEND	
	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
	LOT LINES
	EASEMENT LINES

FLOODPLAIN NOTE
 THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480135 AS SHOWN ON MAP NUMBER 48085C0280J. 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.

LEGAL DESCRIPTION

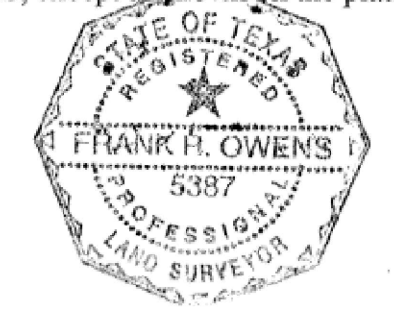
BEING a tract or parcel of land situated Collin County, Texas, being part of the H.T. Chenoweth Survey, Abstract No. 157, being all of a 7.000 acre tract of land as described in a Special Warranty Deed with Vendor's Lien from The First National Bank of Van Alstyne to Donald M. Moisenbocker as recorded in Volume 5410 at Page 9775 (cc# 2003-0082582) of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the northeast corner of said 7.000 acre tract on the southwest Right-of-Way of University Drive (U.S. 380), said Point of Beginning being at the existing northernmost northwest corner of a 146.776 acre tract as conveyed to 380 Investors, Inc. as recorded in/under Clerk's File No. 20160513000588210 of Collin County, Texas;
 THENCE S 01°45'55" W along a fence and the east line of said 7.000 acre tract, a distance of 954.29 feet to a 1 inch iron rod found for a corner at the southeast corner of said 7.000 acre tract, said corner being at the existing southernmost northeast corner of a 3.000 acre tract as conveyed to Ricky Webster, Jr. as recorded in Volume 4196 at Page 1537 of the Official Records of Collin County, Texas;
 THENCE N 89°24'00" W along a fence and the south line of said 7.000 acre tract, a distance of 306.96 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 7.000 acre tract;
 THENCE N 01°45'55" E along and leaving a fence and along the west line of said 7.000 acre tract, a distance of 1042.90 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 7.000 acre tract on the southwest Right-of-Way of University Drive;
 THENCE S 71°30'02" E along the northeast line of said 7.000 acre tract and the southwest Right-of-Way of University Drive, a distance of 299.44 feet to an "x" set in concrete for a corner;
 THENCE N 80°56'53" E a distance of 20.50 feet returning to the Point of Beginning and containing 7.003 acres of land and being known as No. 2462 University Drive.

SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Frank R. Owens
 R.P.L.S. No. 5387



Date: September 21, 2016
 Scale: 1" = 100'

OWNER / DEVELOPER

MASTER HALCO, INC
 2462 E UNIVERSITY DR
 MCKINNEY, TX 75069

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: ABS A0157 H T CHENOWETH SURVEY, SHEET 3, TRACT 385, 7.003 ACRES			
CITY: MCKINNEY		STATE: TEXAS	
COUNTY COLLIN	SURVEY: H.T. CHENOWITH	ABSTRACT NO. 0157	
SUBMITTAL LOG: SEPTEMBER 25, 2020 FIRST CITY SUBMITTAL			

TEXAS REGISTRATION #14199

 1903 CENTRAL DR. SUITE #406
 BEDFORD, TX 76021
 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: 11/3/2020

MASTER HALCO
2462 EAST UNIVERSITY DRIVE
MCKINNEY, TX

No.	DATE	REVISION	BY

ZONING EXHIBIT

DESIGN: ASD
 DRAWN: RDS
 CHECKED: MAM
 DATE: 10/2/2020

SHEET
Z-1

File No: 2020-XXX