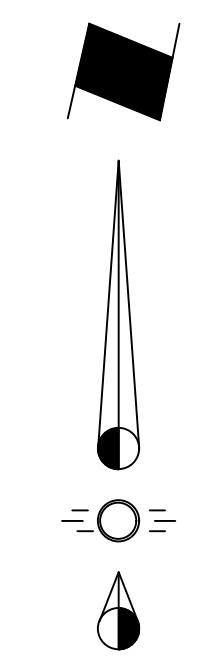
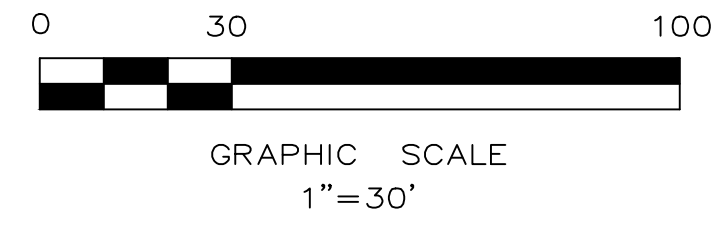




VICINITY MAP  
NTS



**SYNOPSIS**

Address: Lot 4, Block A  
Parcel 1502 Addition  
Existing Zoning: R-1  
Proposed Zoning: C2  
Proposed Use: Self Storage  
Lot Area: 2.707 Acres (117,920 sf)

**LEGAL DESCRIPTION**

SITUATED in the City of McKinney, in the William McCarty Survey, Abstract No. 575 of Collin County, Texas and being a part of Lot 4, Block A of Parcel 1502 Addition, an addition to the City of McKinney, according to the Conveyance Plat thereof, recorded in Volume 2018, Page 735, Plat Records, Collin County, Texas (P.R.C.C.T.) and same being part of that certain called 10.576 acre tract of land described in a Special Warranty Deed to Coit-Virginia Partners, LLC, recorded in Document No. 20170724000967180, Deed Records, Collin County, Texas (D.R.C.C.T.) and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with an orange plastic cap, stamped "RW Coombs-RPLS 5294", found for the northeast corner of the above described Lot 4, Block A and the southeast corner of Lot 3, Block A of Virginia Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2020, Page 591, P.R.C.C.T. and said point also being on the west line of The Highlands At Westridge Phase 10, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2019, Page 864, P.R.C.C.T.;

THENCE: South 00 deg. 33 min. 12 sec. East, along the common line of said Lot 4, Block A and The Highlands At Westridge Phase 10, a distance of 390.74 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the easterly southeast corner of this hereinafter described parcel of land;

THENCE: South 89 deg. 20 min. 12 sec. West, departing from said common line, over & across said Lot 4, Block A, along and near the center of a 24' Firelane, Access, Water, Sewer & Drainage Easement, as per the above described Conveyance Plat, recorded in Volume 2018, Page 735, P.R.C.C.T., a distance of 301.19 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the southwest corner of this parcel of land, on the west line of said Lot 4, Block A and same being the east line of Lot 5, Block A of Virginia Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Volume 2020, Page 645, P.R.C.C.T.;

THENCE: North 00 deg. 39 min. 48 sec. West, along the common line of said Lot 4, Block A and said Lot 5, Block A, a distance of 391.32 feet to a mag nail with a steel washer, stamped "RPLS 4701", set for the northwest corner of said Lot 4, Block A and the northeast corner of said Lot 5, Block A and said point also being on the south line of the above described Lot 3, Block A of Virginia Heights Addition;

THENCE: North 89 deg. 26 min. 51 sec. East, along the common line of said Lot 4, Block A and said Lot 3, Block A, a distance of 301.94 feet to the POINT OF BEGINNING and containing 117,920 square feet or 2.707 acres of land.

**ENGINEER:**  
Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Contact: Jon David Cross, P.E.

**ARCHITECT:**  
BACA  
100 North Travis Street, Suite 500  
Sherman, Texas 75090  
Phone (903) 893-5800  
Contact: David Baca, AIA

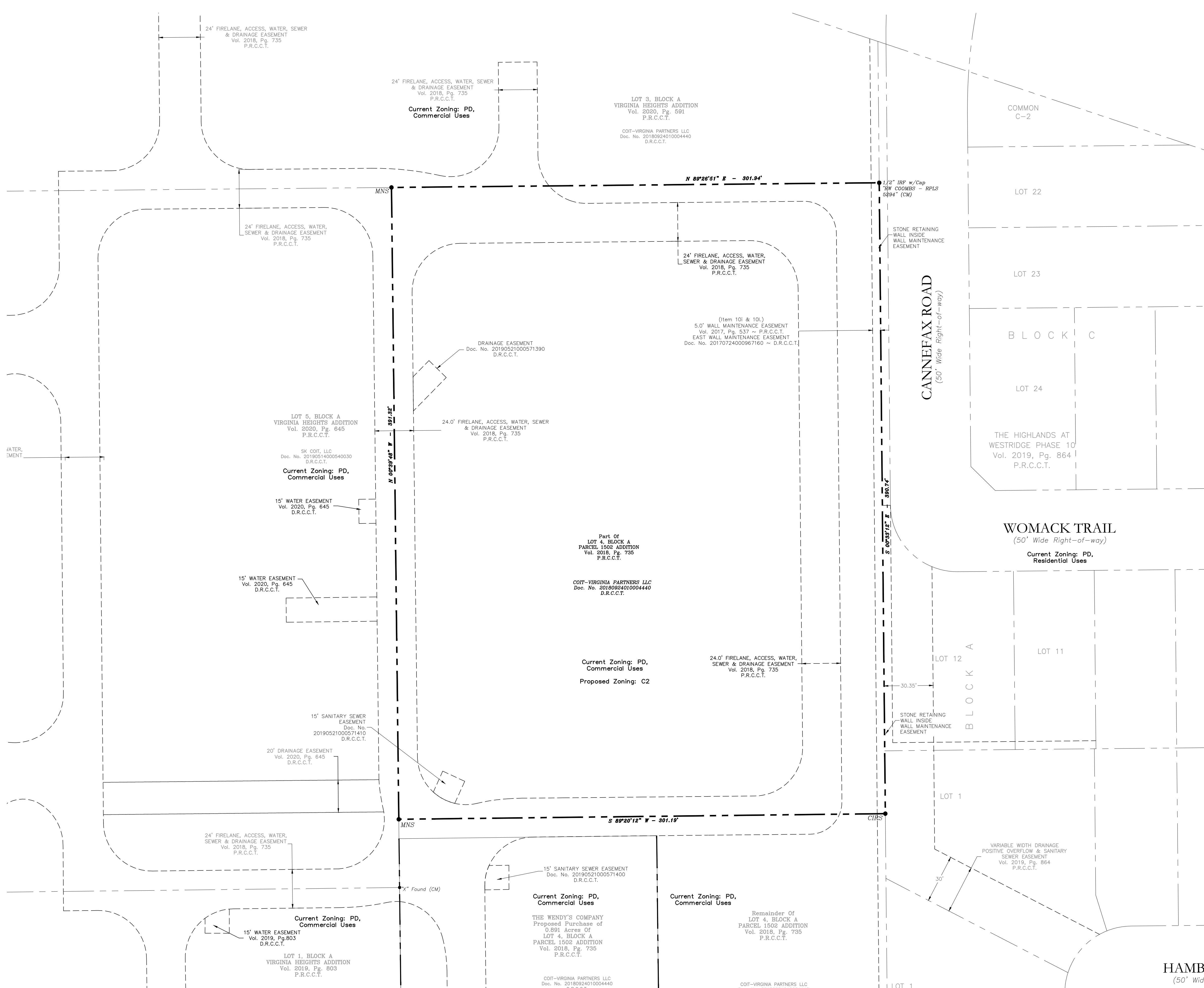
**SURVEYOR:**  
Ringley & Associates, Inc.  
701 S. Tennessee Street  
McKinney, Texas 75069  
Phone (972) 542-1266  
Contact: Lawrence H. Ringley, R.P.L.S.

**DEVELOPER:**  
Advantage Storage  
2221 Lakeside Blvd, Suite 1260  
Richardson, Texas 75082  
Phone (972) 547-0236  
Contact: Rick Jones

**STOP!**  
**CALL BEFORE YOU DIG**



NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.



**BENCHMARK:**  
BM-1 = "X" in south edge of concrete sidewalk on the north side of Virginia Parkway and the west side of a concrete drive entrance south of the subject property. Approximately 237± south of the southwest boundary corner of the subject property.  
Elev. = 762.74  
BM-2 = "X" in concrete 29.5± south of the southwest corner of the subject property near the center of concrete driveway.  
Elev. = 764.53  
BM-3 = "X" in south edge of the north concrete driveway approximately 58.5± southeast of the northwest boundary corner of the subject property.  
Elev. = 759.72

**CITY BENCHMARK:**  
COM-38 = Aluminum Disc in concrete at the SW corner of Virginia Parkway and Peregrine Drive.  
Elev = 740.77

Issue Dates:	Revision & Date:
1 08/30/2021	1
2	2
3	3
4	4
5	5
6	6

**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
972.562.4409  
McKinney, Texas 75069  
Texas P.E. Firm No. F-5935  
Drawn By: C.E.C.I.  
Checked By: C.E.C.I.  
Scale: 1"=30'

**ZONING EXHIBIT**  
**ADVANTAGE STORAGE**  
**WEST MCKINNEY**  
**ADVANTAGE STORAGE**  
**CITY OF MCKINNEY, TEXAS**

Sheet No.  
**ZE**  
Project No.  
21067

ADVANTAGE STORAGE WEST MCKINNEY