



WEST WAY
(50' R.O.W.)



PROPERTY DESCRIPTION:

BEING A 0.261 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN F. STAPP SURVEY, ABSTRACT NO. 837, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING KNOWN AS LOT 2, IN BLOCK 3, OF BLACK AND SMITH ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 43, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED TO DORSA PROPERTIES, LLC, OF RECORD UNDER COUNTY CLERK'S FILE NO. 20151125001482830, DEED RECORDS OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WEST WAY (A 50' R.O.W.) WITH THE NORTH RIGHT-OF-WAY LINE OF W. UNIVERSITY DRIVE (A.K.A. STATE HIGHWAY 380) (A VARIABLE WIDTH R.O.W.), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WEST WAY AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 107.00' TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 3 OF SAID BLACK AND SMITH ADDITION;

THENCE NORTH 88°04'38" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID WEST WAY, ALONG THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 103.94 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHEAST CORNER OF SAID LOT 3, IN THE WEST LINE OF LOT 4 OF SAID BLACK AND SMITH ADDITION;

THENCE SOUTH 00°35'48" WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 4, A DISTANCE OF 20.12 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT AN ANGLE POINT IN THE EAST LINE OF SAID LOT 2, AT THE SOUTHWEST CORNER OF SAID LOT 4 AND THE NORTHWEST CORNER OF LOT 1 OF SAID BLACK AND SMITH ADDITION;

THENCE SOUTH 04°54'33" WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100.35 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID W. UNIVERSITY DRIVE, AT THE SOUTHEAST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 84°13'29" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID W. UNIVERSITY DRIVE AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 95.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.386 SQUARE FEET OR 0.261 ACRES OF LAND.

SITE DATA

Address: 1202 W. University Drive
 Legal Description: Lot 2, Block 3 of the Black and Smith Addition
 Existing Zoning: RS-60
 Proposed Zoning: SO - Suburban Office

W. UNIVERSITY DRIVE
 A.K.A. STATE HWY. 380
 STATE HWY. 24 (P.P.)
 (VARIABLE WIDTH R.O.W.)

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

OWNER:
 Dorsa Property, LLC
 201 N. McDonald Street
 McKinney, Texas 75069
 Contact: Sia Mousawi

SURVEYOR:
 Global Land Surveying, Inc.
 2030 "G" Avenue, Suite 1104
 Plano, Texas 75074
 Phone (972) 881-1700
 Fax (972) 423-1083
 Contact: Jason Morgan, R.P.L.S.

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

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. 972.562.4409		McKinney, Texas 75069 Texas P.E. Firm No. F-5935
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=10'

ZONING EXHIBIT
1202 W. UNIVERSITY DRIVE
DORSA PROPERTY, LLC CITY OF MCKINNEY

Sheet No. ZE
Project No. 16124

RECEIVED
 By Planning Department at 8:45 am, Dec 22, 2016

1202 W. UNIVERSITY DRIVE