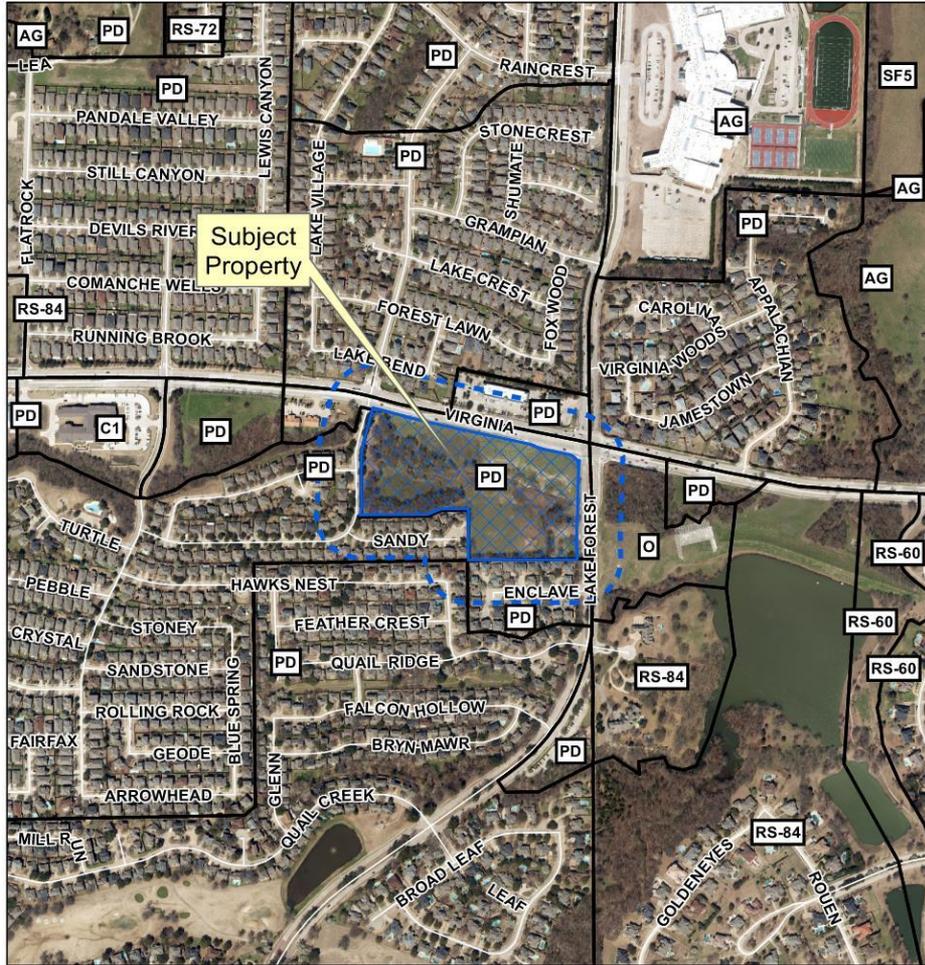


# McKinney Event Center Zoning

20-0004Z



# Aerial Exhibit





Looking West from Lake Forest



Looking South from Virginia

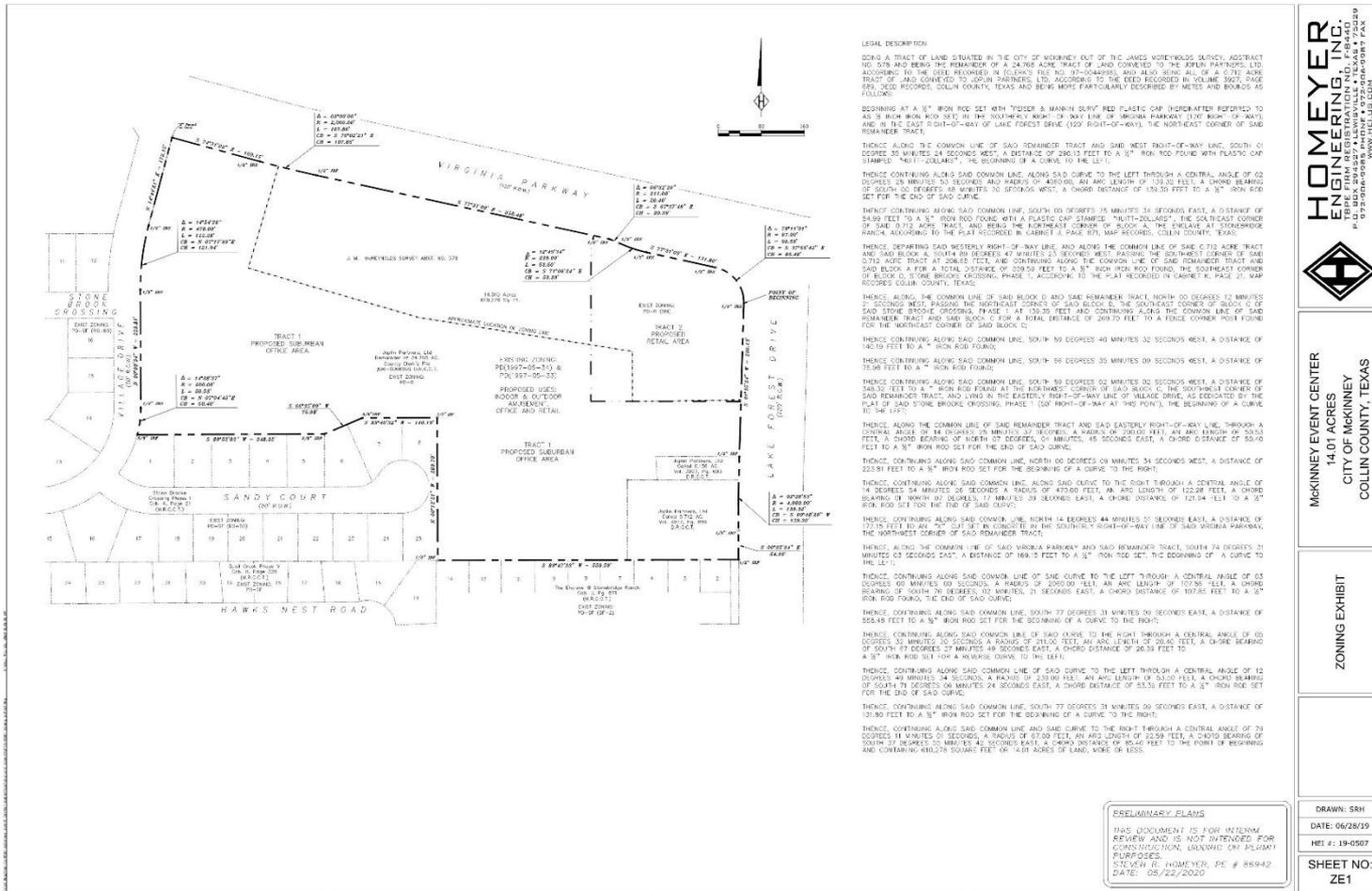


Looking South on Village Drive



Looking North on Village Drive

# Proposed Zoning Exhibit



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE CITY OF MOCKNEY, OUT OF THE JAMES WOODS SURVEY, ABSTRACT 802, 3078 AND BEING THE REMAINDER OF A 24.96 ACRES TRACT OF LAND CONVEYED TO THE JOHN HAYMOND, LTD. ACCORDING TO THE DEED RECORDED IN COLLIN COUNTY FILE NO. 97-044883, AND ALSO BEING ALL OF A 0.712 ACRES TRACT OF LAND CONVEYED TO JOHN HAYMOND, LTD. ACCORDING TO THE DEED RECORDED IN VOLUME 1907, PAGE 849, "DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH "PETER & MARVIN SURVY" RED PLASTIC CAP IDENTIFIERS REFERRED TO AS 3" IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY (100' RIGHT-OF-WAY), LINE IN THE EAST RIGHT-OF-WAY OF LAKE FOREST DRIVE (120' RIGHT-OF-WAY), THE NORTHEAST CORNER OF SAID REMAINDER TRACT;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 02 DEGREES 28 MINUTES 24 SECONDS WEST, A DISTANCE OF 280.3 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "MULTI-COLLARS", THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 62 DEGREES 28 MINUTES 20 SECONDS AND RADIUS OF 400.0 FEET, AN ARC LENGTH OF 133.30 FEET, A CHORD BEARING OF SOUTH 02 DEGREES 48 MINUTES 30 SECONDS WEST, A CHORD DISTANCE OF 133.30 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 00 DEGREES 35 MINUTES 34 SECONDS EAST, A DISTANCE OF 54.90 FEET TO A 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "MULTI-COLLARS", THE SOUTHEAST CORNER OF SAID 0.712 ACRES TRACT, AND BEING THE NORTHEAST CORNER OF BLOCK A, THE ENCLAVE AT STONEDRUM RANCH, ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 879, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE COMMON LINE OF SAID 0.712 ACRES TRACT AND SAID BLOCK A, SOUTH 88 DEGREES 47 MINUTES 23 SECONDS WEST, PASSING THE SOUTHWEST CORNER OF SAID 0.712 ACRES TRACT AT 204.85 FEET, AND CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID BLOCK A FOR A TOTAL DISTANCE OF 209.70 FEET TO A 1/2" IRON ROD FOUND, THE SOUTHWEST CORNER OF BLOCK D, STONE BROOK CROSSING, PHASE 1, ACCORDING TO THE PLAT RECORDED IN CABINET K, PAGE 21, MAP RECORDS COLLIN COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID BLOCK D AND SAID REMAINDER TRACT, NORTH 00 DEGREES 10 MINUTES 57 SECONDS WEST, PASSING THE NORTHEAST CORNER OF SAID BLOCK C, THE SOUTHEAST CORNER OF BLOCK C OF SAID STONE BROOK CROSSING, PHASE 1, AT 133.30 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID BLOCK C FOR A TOTAL DISTANCE OF 209.70 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK C;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 59 DEGREES 40 MINUTES 32 SECONDS WEST, A DISTANCE OF 140.30 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 69 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 75.58 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 80 DEGREES 02 MINUTES 02 SECONDS WEST, A DISTANCE OF 85.92 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK C, THE SOUTHWEST CORNER OF SAID REMAINDER TRACT, AND LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF MILAGE DRIVE, AS EVIDENCED BY THE PLAT OF SAID STONE BROOK CROSSING, PHASE 1, (100' RIGHT-OF-WAY AT THIS POINT), THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 24 MINUTES 28 SECONDS, A RADIUS OF 260.0 FEET, AN ARC LENGTH OF 50.53 FEET, A CHORD BEARING OF NORTH 07 DEGREES 02 MINUTES 48 SECONDS EAST, A CHORD DISTANCE OF 55.60 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST, A DISTANCE OF 223.81 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 24 MINUTES 28 SECONDS, A RADIUS OF 260.0 FEET, AN ARC LENGTH OF 102.88 FEET, A CHORD BEARING OF NORTH 07 DEGREES 02 MINUTES 48 SECONDS EAST, A CHORD DISTANCE OF 121.94 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, NORTH 14 DEGREES 44 MINUTES 57 SECONDS EAST, A DISTANCE OF 173.75 FEET TO A 1/2" IRON ROD SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VIRGINIA PARKWAY, THE NORTHWEST CORNER OF SAID REMAINDER TRACT;

THENCE ALONG THE COMMON LINE OF SAID VIRGINIA PARKWAY AND SAID REMAINDER TRACT, SOUTH 74 DEGREES 11 MINUTES 07 SECONDS EAST, A DISTANCE OF 168.15 FEET TO A 1/2" IRON ROD SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 63 DEGREES 02 MINUTES 00 SECONDS, A RADIUS OF 300.0 FEET, AN ARC LENGTH OF 107.99 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 07 MINUTES 49 SECONDS EAST, A CHORD DISTANCE OF 107.99 FEET, A CHORD BEARING OF NORTH 07 DEGREES 07 MINUTES 49 SECONDS EAST, A CHORD DISTANCE OF 26.34 FEET TO A 1/2" IRON ROD FOUND, THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 77 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 558.45 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID COMMON LINE, OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 63 DEGREES 02 MINUTES 00 SECONDS, A RADIUS OF 300.0 FEET, AN ARC LENGTH OF 107.99 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 07 MINUTES 49 SECONDS EAST, A CHORD DISTANCE OF 107.99 FEET, A CHORD BEARING OF NORTH 07 DEGREES 07 MINUTES 49 SECONDS EAST, A CHORD DISTANCE OF 26.34 FEET TO A 1/2" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 77 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 131.30 FEET TO A 1/2" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID COMMON LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 70 DEGREES 19 MINUTES 00 SECONDS, A RADIUS OF 87.00 FEET, AN ARC LENGTH OF 23.99 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 30 MINUTES 42 SECONDS EAST, A CHORD DISTANCE OF 30.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 4927.91 SQUARE FEET OR 1.41 ACRES OF LAND, MORE OR LESS.

**HOMEYER ENGINEERING, INC.**  
 4000 BOX 683494, ALEXANDRIA, TEXAS 76209  
 972-396-9600 • 972-396-9607 FAX  
 WWW.HOMEYER.COM



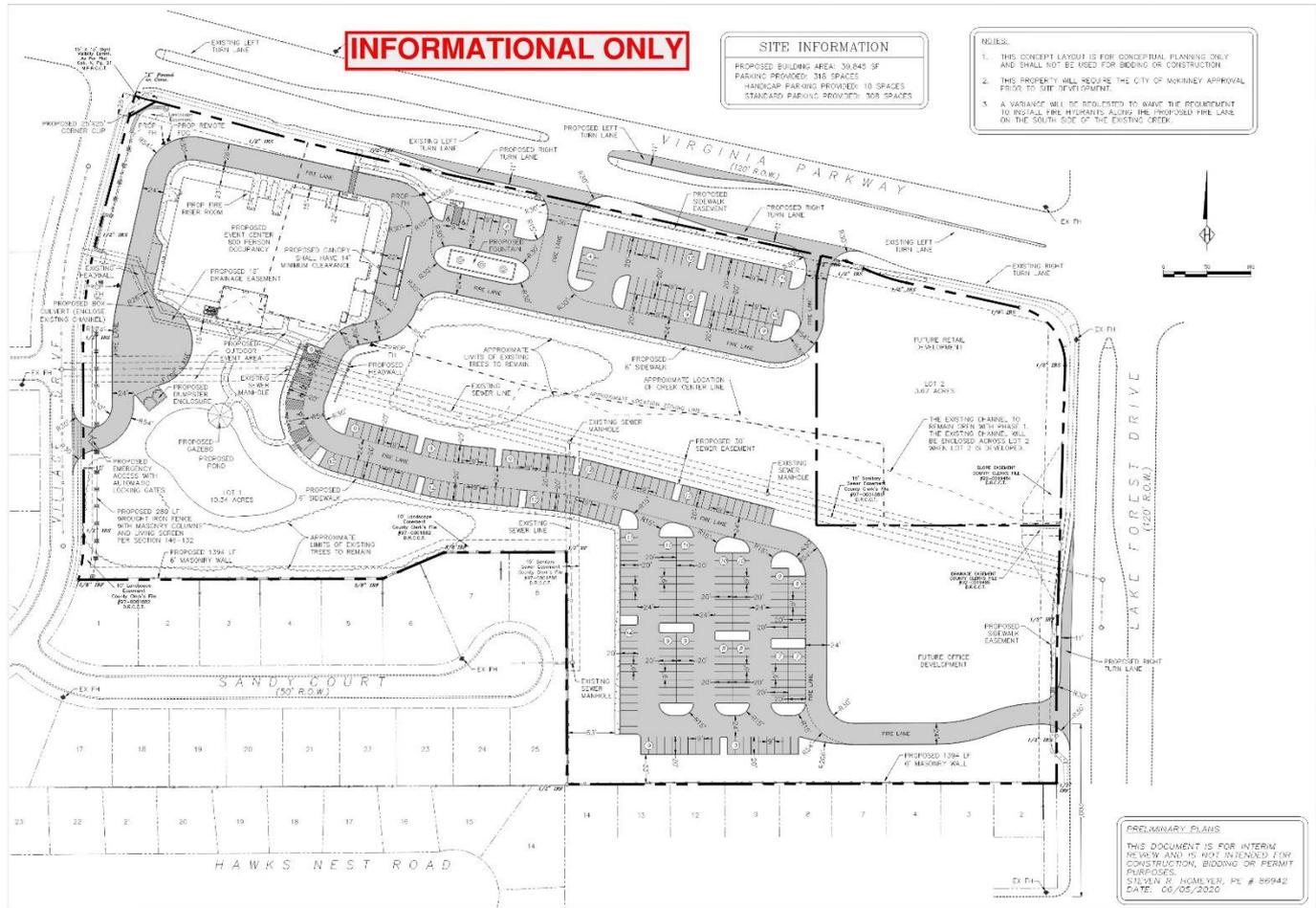
McKINNEY EVENT CENTER  
 14.01 ACRES  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

ZONING EXHIBIT

PRELIMINARY PLANS  
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, LOANING OR PLANNING PURPOSES.  
 STEVEN R. HOMEYER, PE # 88942  
 DATE: 08/22/2020

DRAWN: SRH  
 DATE: 06/28/19  
 HET #: 19-0507  
 SHEET NO.: Z01

# Proposed Layout



# Proposed Elevations

INFORMATIONAL ONLY

TERRY R. CUNNINGHAM  
ARCHITECT  
14711 W. 10th Avenue, Suite 100  
Parkmead, CO 80126  
970.701.0000



ELEVATION EAST



ELEVATION WEST

INFORMATIONAL ONLY

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ELEVATION NORTH



ELEVATION SOUTH

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PERSPECTIVE 02



PERSPECTIVE 01

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AXONOMETRIC FRONT

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AXONOMETRIC BACK

