EXISTING ZONING: AG
EXISTING LANDUSE: VACANT

EXISTING ZONING: OUTSIDE CITY LIMITS
EXISTING LANDUSE: VACANT

S88°24'38"E 754.63'

APPARENT OVERLAP

ONE STORY METAL BUILDING

N0°22'44"E 304.64'

FL-60"CMP=689.8'
FL-60"CMP=689.8'
FL-60"CMP=689.6'
FL-60"CMP=689.2'

N89°37'29"W 290.50'

CALLED 10.491 ACRES
CI LAND DEVELOPMENT, LLC
DOC. NO. 20080605000682210
O.P.R.C.C.T.

EXISTING ZONING: OUTSIDE CITY LIMITS
EXISTING LANDUSE: VACANT

N0°28'37"E 443.15'

TRACT ONE
CALLED 3.297 ACRES
TBS PROPERTY CO 12, LLC
DOC. NO. 20220316000423410
O.P.R.C.C.T.

EXISTING ZONING: OUTSIDE CITY LIMITS
EXISTING LANDUSE: RV STORAGE

11.65 ACRES
507,664 SQ. FT.

CALLED 11.653 ACRES
KSMI PROPERTIES, LLC
DOC. NO. 20180830001094680
O.P.R.C.C.T.

EXISTING ZONING: PD
EXISTING LANDUSE: VACANT

PROPOSED ZONING: PD

S2°35'06"E 852.39'

CALLED 5.858 ACRES
LS HF9 COMREF TEXAS LLC
DOC. NO. 2022000155759
O.P.R.C.C.T.

EXISTING ZONING: OUTSIDE CITY LIMITS
EXISTING LANDUSE: SELF STORAGE

PARCEL P00057071
CALLED 0.2608 ACRES
THE STATE OF TEXAS
DOC. NO. 2023000037140
O.P.R.C.C.T.

ONE STROY METAL BUILDING

SIMPSON M PULLIAM SURVEY,
ABSTRACT NO. 706

FL-18"RCP=619.5'

EXISTING ZONING: OUTSIDE CITY LIMITS
EXISTING LANDUSE: SINGLE FAMILY

FL-18"RCP=648.3'

EXISTING ZONING: OUTSIDE CITY LIMITS
EXISTING LANDUSE: VACANT

TBM IRF
N:7146228.2
E:2549861.6
ELEV:615.3'

N71°35'26"E 306.35'

S71°34'27"W 257.90'

N0°12'04"W 17.28'

35' MUTUAL ACCESS AND
UTILITY EASEMENT
DOC. NO. 20220316000423410
O.P.R.C.C.T.

N43°43'47"W 324.32'

S43°09'15"W 452.55'

STATE HIGHWAY No. 5
NORTH McDONALD STREET
(RIGHT-OF-WAY WIDTH VARIES)

CALLED 10.88 ACRES
JOHN BASS
DOC. NO. 2019052300058700O
O.P.R.C.C.T.

EXISTING ZONING: OUTSIDE CITY LIMITS
EXISTING LANDUSE: VACANT

EXISTING ZONING: OUTSIDE CITY LIMITS
EXISTING LANDUSE: BOBCAT OF DALLAS

CALLED 2.338 ACRES
TOWNSEND GROUP PROPERTIES, LLC
DOC. NO. 20160713000896310
O.P.R.C.C.T.

POINT OF BEGINNING
E = 2550026.3659
N = 7145992.8737

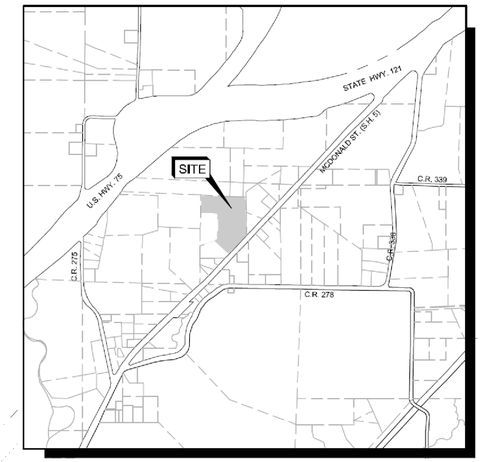
CMP=615.55'

EXISTING ZONING: OUTSIDE CITY LIMITS
EXISTING LANDUSE: SINGLE FAMILY

TBM X-CUT
N:7145972.7

PARCEL P00057062

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.



LOCATION MAP
SCALE: NTS

PLOTTED BY: DREW DONOSKY
PLOT DATE: 8/23/2023 10:39 AM
LOCATION: Z:\PROJECTS\MARKETING\O ASD CONCEPTS\BGREA MCKINNEY MCDONALD\CADD\BASE\XSITE.DWG
LAST SAVED: 8/14/2023 3:30 PM

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1900 CENTRAL DR. SUITE #1
BEDFORD, TX 76022
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

No.	DATE	REVISION	BY

BGREA McKINNEY HIGHWAY 5 McKINNEY, TX

ZONING EXHIBIT

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	9/3/2019

SHEET
Z-1

File No.