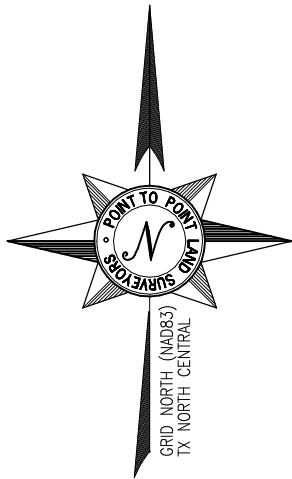


ZONING EXHIBIT

BEARINGS AND DISTANCES SHOWN HEREON
(PER INSTRUMENT NUMBER 20210301000391790)

ZONE2025-0017



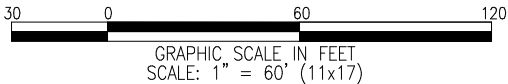
PARENT PARCEL

OWNER: TAMMY JUNE ROGERS
SITE ADDRESS: TRINITY FALLS PARKWAY, MCKINNEY, TX 75071
PARCEL ID: 2119967
AREA: 1.6974 ACRES (PER TAX ASSESSOR)
ZONED: C - 2 (LOCAL COMMERCIAL DISTRICT)
ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
REFERENCE: INST 20210301000391790

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.21 FEET (VERT)
TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, DUAL FREQUENCY
TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
DATE OF SURVEY: 3/12/2024
DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
PUBLISHED / FIXED CONTROL USE: N/A
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99985631 CENTERED ON THE BASE POINT AS SHOWN HEREON.
CONVERGENCE ANGLE: 1.02621944"
BENCHMARKS USED: DF8986, DF8984, DF4385

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
CRB	CAPPED REBAR
RB	REBAR
OTIP	OPEN TOP PIPE
UP	UTILITY POLE
LP	LIGHT POLE
SDMH	STORM DRAIN MANHOLE
BC	BACK OF CURB
OU	OVERHEAD UTILITY
BWF	BARBED WIRE FENCE
HH	HANDHOLE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY



N/F
JAMES ALAN AUGSPURGER
PARCEL #: 2711142
INST 20140910000982890
ZONED PD-PLANNED DEVELOPMENT DISTRICT
USE: COMERCIAL

N00°02'00"W 519.44'

S00°06'25"W 208.66'

S89°45'24"E 17.91'

N/F
PARENT PARCEL
TAMMY JUNE ROGERS
PARCEL #: 2119967
INST 20210301000391790
ZONED C2-LOCAL COMMERCIAL DISTRICT
PROPOSED ZONING: PD
LAND USE: UNDEVELOPED
1.69 ACRES

N/F
JAMES ALAN AUGSPURGER
PARCEL #: 2121042
VOL 4988 PG 2791
NO ZONING
LAND USE: FARM & RANCH SINGLE FAMILY

N/F
WILLIAM BRICE CRUMP
PARCEL #: 1061745
INST 2022000102277
ZONED AG-AGRICULTURAL DISTRICT
LAND USE: FARM & RANCH SINGLE FAMILY

S89°45'24"E 208.79'

S00°02'00"E 310.41'

N00°37'58"E 208.60'

POB: IPF 5/8" CRB
N: 7147729.0416
E: 2543633.5179

PARCELS EAST OF
TRINITY FALLS PARKWAY
ARE ZONED
AG-AGRICULTURAL DISTRICT
LAND USE: AGRICULTURE

TRINITY FALLS PARKWAY
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
(PER INSTRUMENT NO. 20170831001170440)

N/F
NJV INVESTORS, LLC
PARCEL #: 2714746
INST 20150130000109420
ZONED AG-AGRICULTURAL DISTRICT
LAND USE: FARM & RANCH SINGLE FAMILY



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF VERIZON WIRELESS AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 3/12/2024]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. :48085C0165J, DATED: 06/02/2009

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197



Know what's below.
Call before you dig.



Justin Kyle Lawrence

NO.	DATE	REVISION
2.	08/09/24	LAYOUT & ZONING
3.	01/29/25	COMMENTS
4.	2/26/25	COMMENTS
5.	3/27/25	COMMENTS

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
100 Governors Trace, Ste. 103
Peachtree City, GA 30269
(p) 678.565.4440 (f) 678.565.4497
(w) pointtopointsurvey.com
Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY
PREPARED FOR:
ZONE2025-0017



HEMPHILL
1305 N. LOUISVILLE AVENUE
TULSA, OK 74115

AMANDA FERGUSON

SITE NO. 1780

MEREDITH HART SURVEY,
ABSTRACT 371,
COLLIN COUNTY, TEXAS

DRAWN BY: RJH

CHECKED BY: JKL

APPROVED: D. MILLER

DATE: MARCH 25, 2024

P2P JOB #: 240451TX

SHEET:

1

OF 1