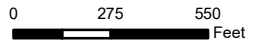


# Property Owner Notification Map

ZONE2023-0099



**DISCLAIMER:** This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



# EXHIBIT B

## ZONING DESCRIPTION 46.638 ACRES

BEING A 46.638 ACRE TRACT OF LAND SITUATED IN THE ED BRADLEY SURVEY, ABSTRACT NO. 85 AND THE SAMUEL McFARLAND SURVEY, ABSTRACT NO. 558, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 1 OF CITY OF MCKINNEY MUNICIPAL FACILITIES COMPLEX ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, AS RECORDED IN VOLUME H, PAGE 502, MAP RECORDS, COLLIN COUNTY, TEXAS. SAID 46.638 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WILSON CREEK PARKWAY (A 100 FOOT RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF COLLEGE STREET (A 60 FOOT RIGHT-OF-WAY);

THENCE, ALONG THE EAST LINE OF SAID LOT 1 AND SAID WEST RIGHT-OF-WAY LINE OF COLLEGE STREET, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 78.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06 DEGREES 49 MINUTES 53 SECONDS, A RADIUS OF 3380.88 FEET AND A LONG CHORD THAT BEARS SOUTH 01 DEGREES 21 MINUTES 27 SECONDS EAST, A DISTANCE OF 402.86 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 403.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 04 DEGREES 46 MINUTES 23 SECONDS EAST, A DISTANCE OF 88.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22 DEGREES 02 MINUTES 16 SECONDS, A RADIUS OF 380.83 FEET AND A LONG CHORD THAT BEARS SOUTH 06 DEGREES 14 MINUTES 45 SECONDS WEST, A DISTANCE OF 145.58 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 146.48 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 17 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 839.19 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 1, BLOCK B OF THE ACTION TWO ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070315010000860, MAP RECORDS, COLLIN COUNTY, TEXAS;

## EXHIBIT B

THENCE, NORTH 88 DEGREES 16 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID LOT 1, BLOCK B AND THE NORTH LINE OF LOT 2, BLOCK B OF SAID ACTION TWO ADDITION, A DISTANCE OF 921.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND A SOUTHEAST CORNER OF A CALLED 43.4414 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MCKINNEY, TEXAS, AS RECORDED IN VOLUME 2651, PAGE 41, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID LOT 1 AND THE EAST LINE OF SAID 43.4414 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 18 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 201.02 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 14 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 417.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 09 DEGREES 10 MINUTES 04 SECONDS WEST, A DISTANCE OF 305.94 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 03 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 100.50 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 09 DEGREES 10 MINUTES 04 SECONDS WEST, A DISTANCE OF 101.98 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 03 DEGREES 48 MINUTES 35 SECONDS WEST, A DISTANCE OF 100.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 00 DEGREES 02 MINUTES 05 SECONDS WEST, A DISTANCE OF 99.14 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 01 DEGREES 49 MINUTES 28 SECONDS EAST, A DISTANCE OF 15.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 00 DEGREES 18 MINUTES 38 SECONDS WEST, A DISTANCE OF 99.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 00 DEGREES 59 MINUTES 51 SECONDS WEST, A DISTANCE OF 232.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID 43.4414 ACRE TRACT, SAID POINT BEING ON AFORESAID SOUTH RIGHT-OF-WAY LINE OF WILSON CREEK PARKWAY;

THENCE, ALONG THE NORTH LINE OF SAID LOT 1 AND SAID SOUTH RIGHT-OF-WAY LINE OF WILSON CREEK PARKWAY, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 80 DEGREES 04 MINUTES 16 SECONDS EAST, A DISTANCE OF 312.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO

## EXHIBIT B

THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 55 MINUTES 31 SECONDS, A RADIUS OF 1854.47 FEET, AND A LONG CHORD THAT BEARS SOUTH 84 DEGREES 02 MINUTES 02 SECONDS EAST, A DISTANCE OF 256.31 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 256.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 87 DEGREES 59 MINUTES 47 SECONDS EAST, A DISTANCE OF 119.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 59 MINUTES 59 SECONDS, A RADIUS OF 1244.34 FEET AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST, A DISTANCE OF 216.89 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 217.17 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30 DEGREES 00 MINUTES 01 SECONDS, A RADIUS OF 621.77 FEET AND A LONG CHORD THAT BEARS SOUTH 82 DEGREES 59 MINUTES 45 SECONDS EAST, A DISTANCE OF 321.85 FEET;

ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 325.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19 DEGREES 28 MINUTES 32 SECONDS, A RADIUS OF 617.12 FEET, AND A LONG CHORD THAT BEARS SOUTH 77 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 208.76 FEET;

ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 209.77 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 46.638 ACRES, OR 2,031,571 SQUARE FEET OF LAND.

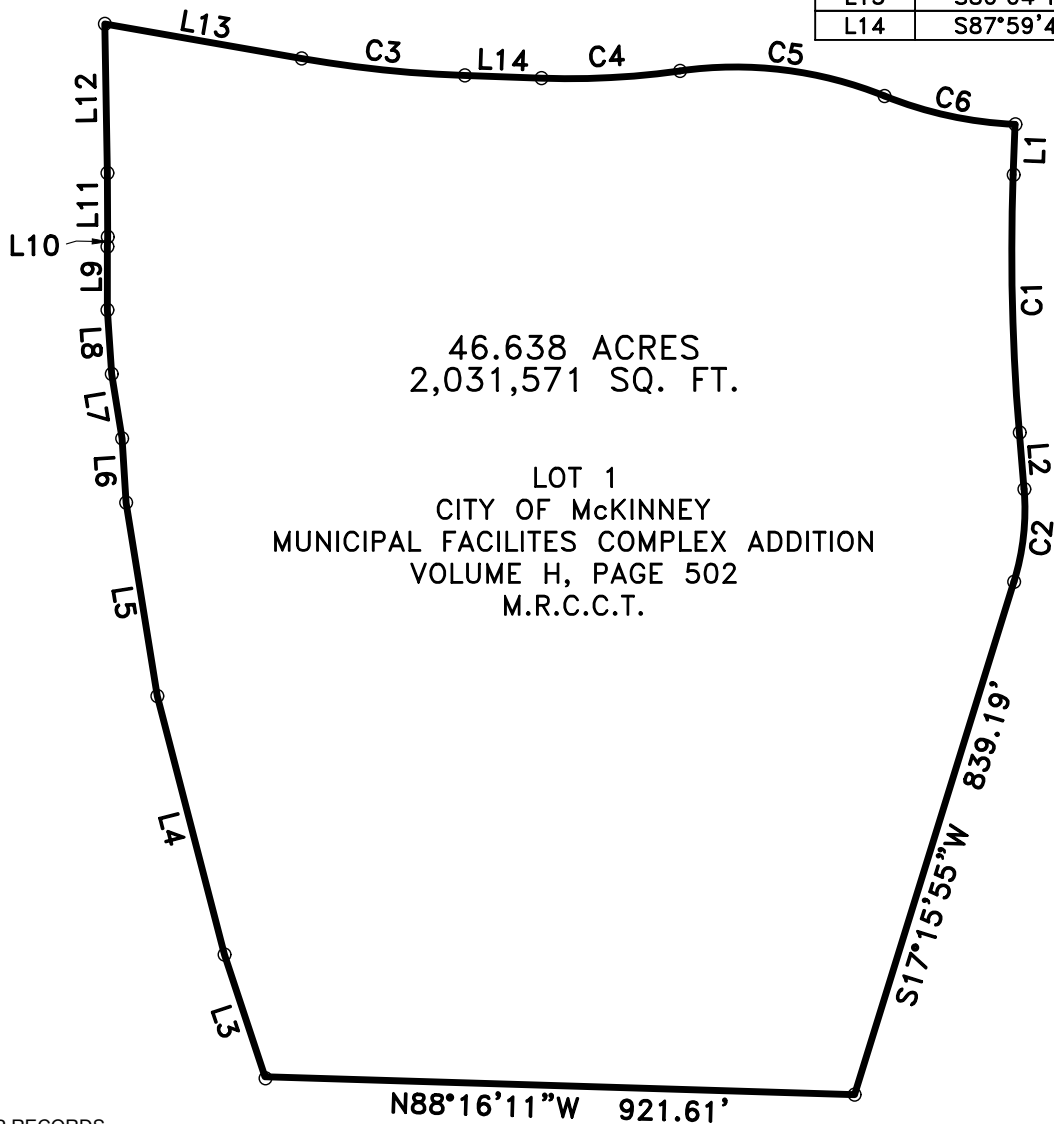
**"THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED"**



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	06°49'53"	3380.88'	S01°21'27"E	402.86'	403.10'
C2	22°02'16"	380.83'	S06°14'45"W	145.58'	146.48'
C3	07°55'31"	1854.47'	S84°02'02"E	256.31'	256.51'
C4	09°59'59"	1244.34'	N87°00'13"E	216.89'	217.17'
C5	30°00'01"	621.77'	S82°59'45"E	321.85'	325.56'
C6	19°28'32"	617.12'	S77°44'02"E	208.76'	209.77'

**EXHIBIT B**

LINE	BEARING	DISTANCE
L1	S02°03'30"W	78.61'
L2	S04°46'23"E	88.81'
L3	N18°21'03"W	201.02'
L4	N14°33'25"W	417.60'
L5	N09°10'04"W	305.94'
L6	N03°34'06"W	100.50'
L7	N09°10'04"W	101.98'
L8	N03°48'35"W	100.29'
L9	N00°02'05"W	99.14'
L10	N01°49'28"E	15.20'
L11	N00°18'38"W	99.83'
L12	N00°59'51"W	232.81'
L13	S80°04'16"E	312.27'
L14	S87°59'47"E	119.83'



46.638 ACRES  
2,031,571 SQ. FT.

LOT 1  
CITY OF MCKINNEY  
MUNICIPAL FACILITIES COMPLEX ADDITION  
VOLUME H, PAGE 502  
M.R.C.C.T.

LEGEND

M.R.C.C.T.      MAP RECORDS,  
                         COLLIN COUNTY, TEXAS

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982)

PAGE 4  
OF 4

DATE:	11/06/23
DRWN BY:	S.C.O.
CHKD BY:	M.J.B.
PROJ NO.	0157D

**EXHIBIT "A"**

46.638 ACRES  
IN THE  
ED BRADLEY SURVEY, ABSTRACT NO. 85 &  
SAMUEL McFARLAND SURVEY, ABSTRACT NO. 558  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**LJA Surveying, Inc.**

6060 North Central Expressway      Phone 469.621.0710  
Suite 400  
Dallas, Texas 75206      T.B.P.E.L.S. Firm No. 10194382

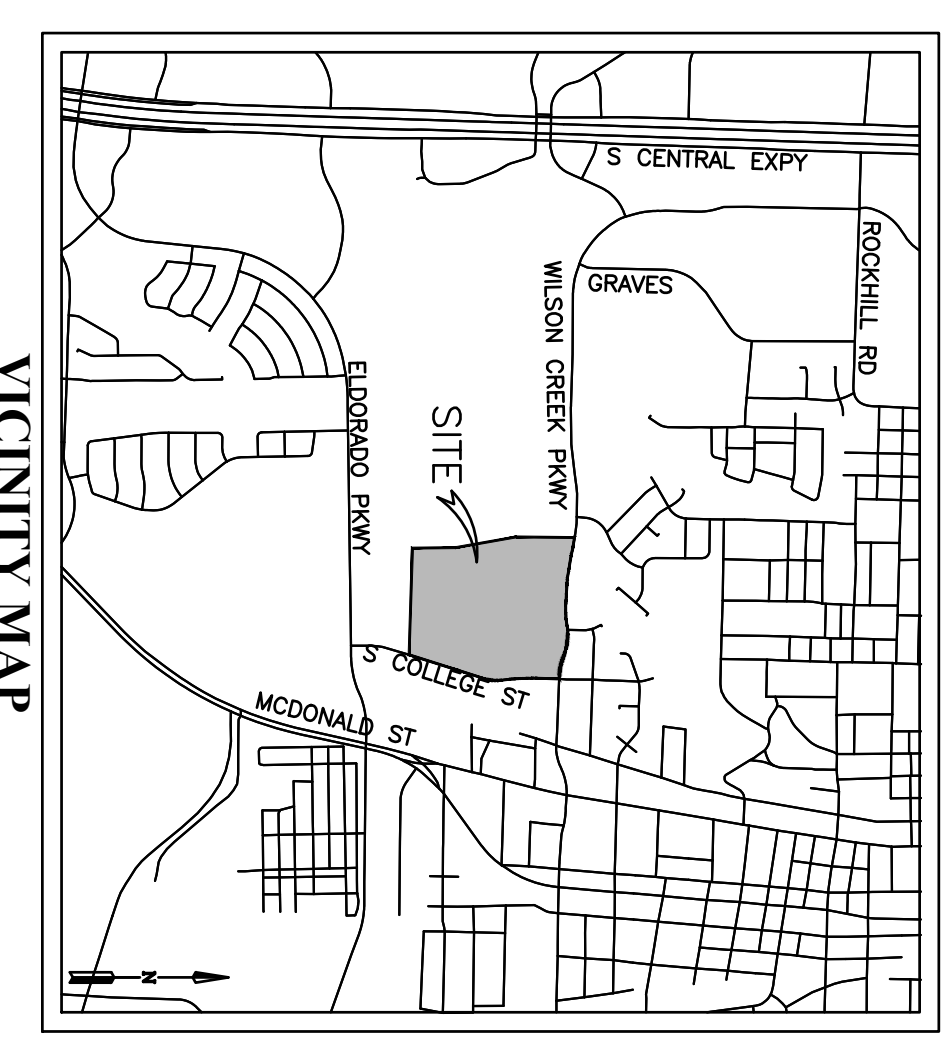
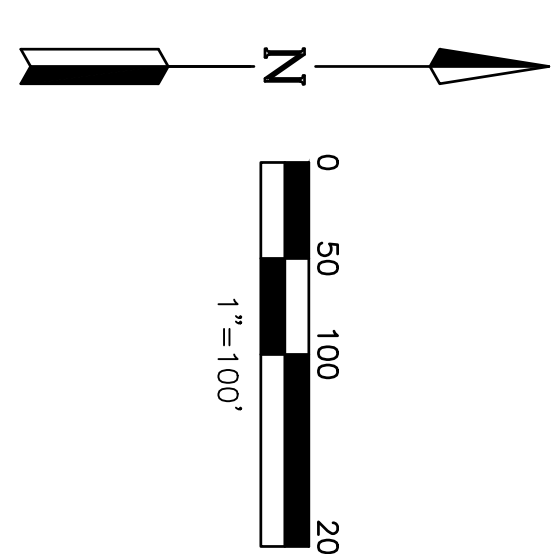
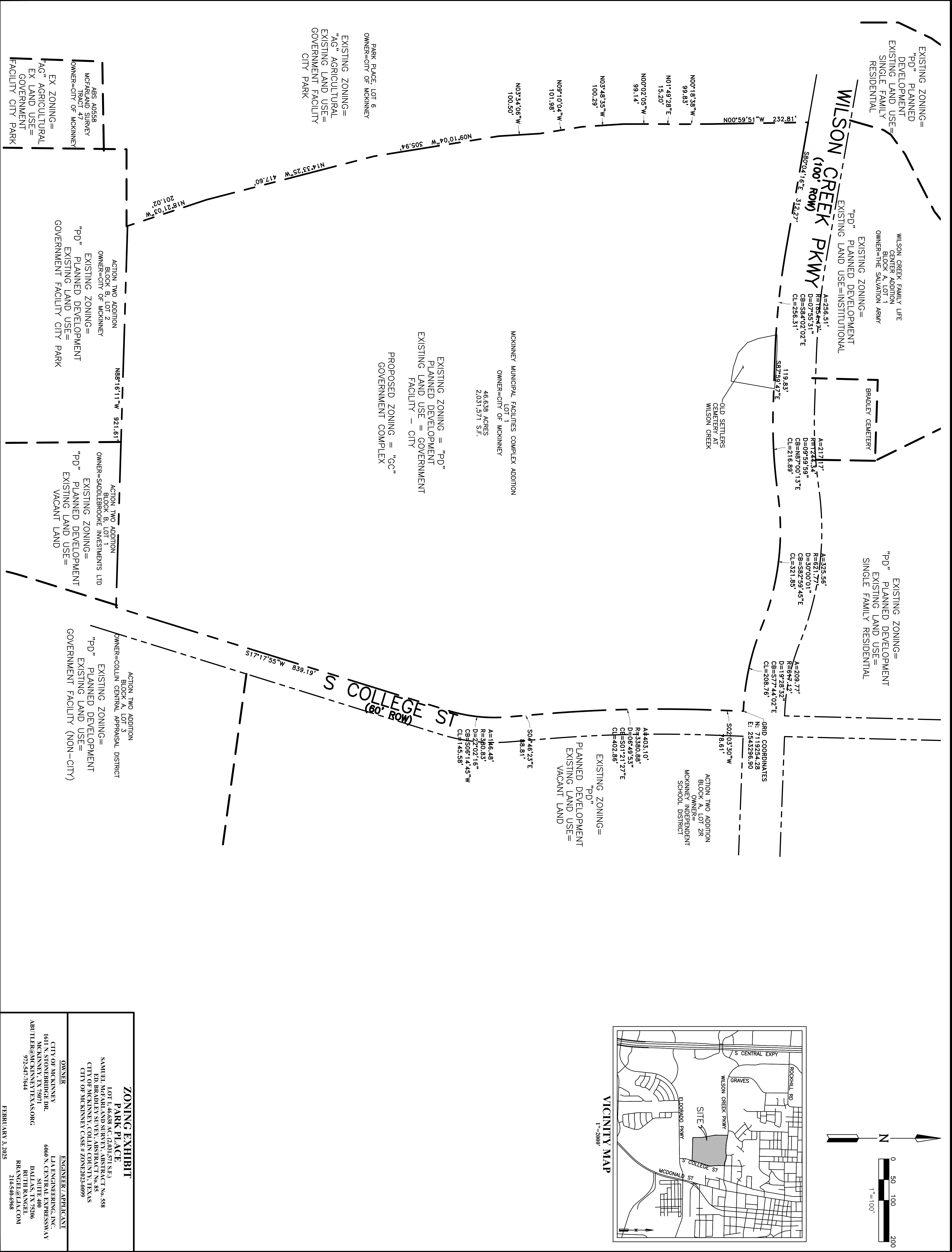


S:\NTX-LAND\0157D-200 SURVEY\280 Easements\0157D-EX01.dwg 11/6/2023



# EXHIBIT C

Date\Time : Tue, 28 Jan 2025 - 11:15am User Name : tmarlow  
 Path\Name : S:\NTX-LAND\0157\400 LAND\425 Design Files\Towne Lake Dog Park\Zoning Exhibit\0157LMTLMZE01.dwg



<b>ZONING EXHIBIT</b>	
<p><b>PARK PLACE</b>                  LOT 1, 4638 AC. (2401 ST. S.)                  SAMUEL BRADLEY SENEY, TRACT No. 58                  CITY OF MCKINNEY, COLLIN COUNTY, TEXAS                  CITY OF MCKINNEY CASE # ZONE2023-0099</p>	<p><b>ENGINEER / APPLICANT</b>                  LJA ENGINEERING, INC.                  6060 N. CENTRAL EXPRESSWAY                  SUITE 400                  DALLAS, TX 75206                  DALLAS@LJAA.COM                  RANNGE@LJAA.COM                  214-540-6988</p>
<p><b>OWNER</b>                  CITY OF MCKINNEY                  1611 N. STONEBRIDGE DR.                  MCKINNEY, TX 75071                  ARBITLER@MCKINNEYTEXAS.ORG                  972-547-7044</p>	<p><b>ENGINEER / APPLICANT</b>                  LJA ENGINEERING, INC.                  6060 N. CENTRAL EXPRESSWAY                  SUITE 400                  DALLAS, TX 75206                  DALLAS@LJAA.COM                  RANNGE@LJAA.COM                  214-540-6988</p>
FEBRUARY 3, 2025	

<p><b>DESIGN TEAM</b></p> <p><b>ARCHITECT</b>                  LJA                  2150 S. Central Expressway                  Suite 380                  McKinney 75070</p> <p><b>SURVEY BENCHMARKS</b></p>	<p><b>CLIENT</b>                  CITY OF MCKINNEY                  1611 N. STONEBRIDGE DR.                  MCKINNEY, TX 75071                  972.547.7480</p> <p><b>PROJECT</b></p>	<p><b>PROJECT NUMBER</b>                  M18590</p>	<p><b>TOWNE LAKE DOG PARK</b>                  MCKINNEY, TEXAS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION DATE</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISION DATE	REMARKS																							<p><b>PROJECT MANAGER</b>                  DRAWN BY: PROJECT DESIGNER: TM SHEET TITLE</p> <p><b>ZONING EXHIBIT</b></p> <p><b>SHEET NO.</b></p>
REVISION DATE	REMARKS																												