

## Aerial Map

ZONE2023-0004

0 125 250 Feet



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

Being a 2.00 acre tract of land out of the B.P. Worley Survey, Abstract No. 995, situated in Collin County, Texas, and being all of a called 2.00 acre tract of land conveyed to Urban Garages McKinney, LLC, by deed of record in Document Number 2022000117263 of the Official Public Records of Collin County, Texas, same being a portion of Lot 5, Block 1 of Walnut Grove, a subdivision of record in Volume 7, Page 19 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found in the West right-of-way line of County Road 856 (Lakefront Road per Volume 7, Page 19 of said Plat Records), being the Southeast corner of Lot 6 of said Block 1, also being the Northeast corner of said Lot 5 and said 2.00 acre tract;

**THENCE**, along the West right-of-way line of County Road 856, being the common East line of said Lot 5 and said 2.00 acre tract, the following two (2) courses and distances:

1. S13°00'14"W, a distance of 204.49 feet to an X-cut found;
2. S16°18'36"E, a distance of 15.76 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of a called 1.7523 acre tract of land conveyed to Prime Urban Flex McKinney, LLC, by deed of record in Document Number 20211215002532090 of said Official Public Records, being the Southeast corner of said 2.00 acre tract;

**THENCE**, S88°37'16"W, leaving the West right-of-way line of County Road 856, along the North line of said 1.7523 acre tract, being the common South line of said 2.00 acre tract, over and across said Lot 5, a distance of 388.11 feet to a 1/2 inch iron rod found in the East line of Lot 4 of said Block 1, being the common West line of said Lot 5, and being the common West corner of said 1.7523 acre tract and said 2.00 acre tract;

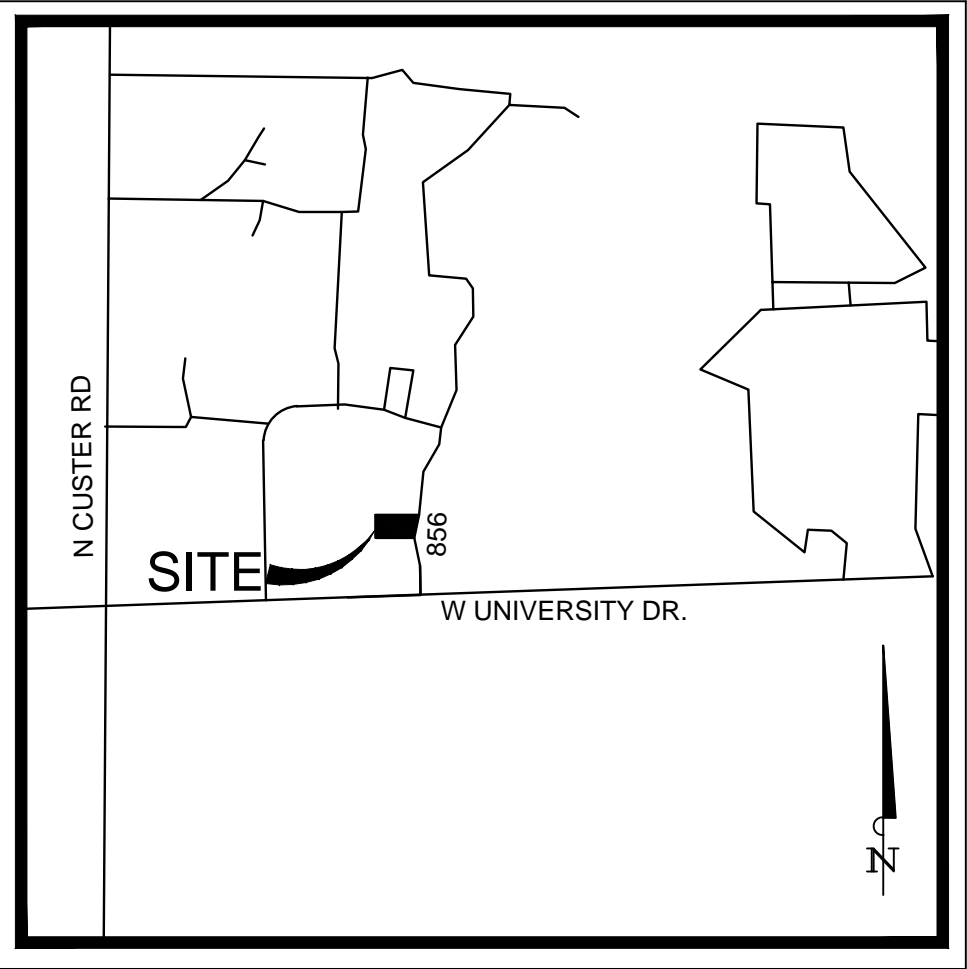
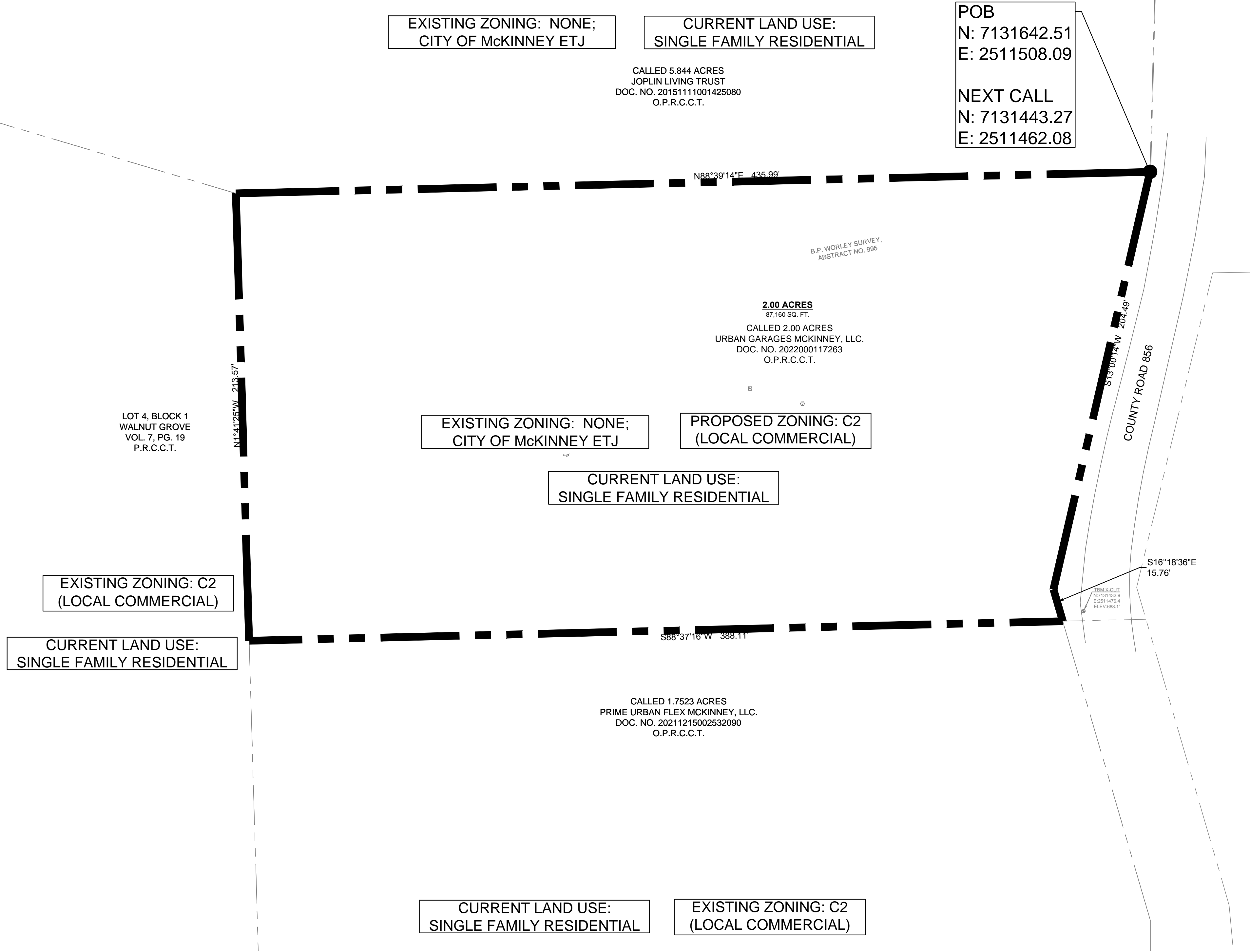
**THENCE**, N01°41'25"W, along the East line of said Lot 4, being the common West line of said Lot 5 and said 2.00 acre tract, a distance of 213.56 feet to a 1/2 inch iron rod found in the South line of said Lot 6, being the Northeast corner of said Lot 4, also being the Northwest corner of said Lot 5 and said 2.00 acre tract;

**THENCE**, N88°39'14"E, along the South line of said Lot 6, being the common North line of said Lot 5 and said 2.00 acre tract, a distance of 436.00 feet to the **POINT OF BEGINNING**, and containing an area of 2.00 acres (87,160 square feet) of land, more or less.

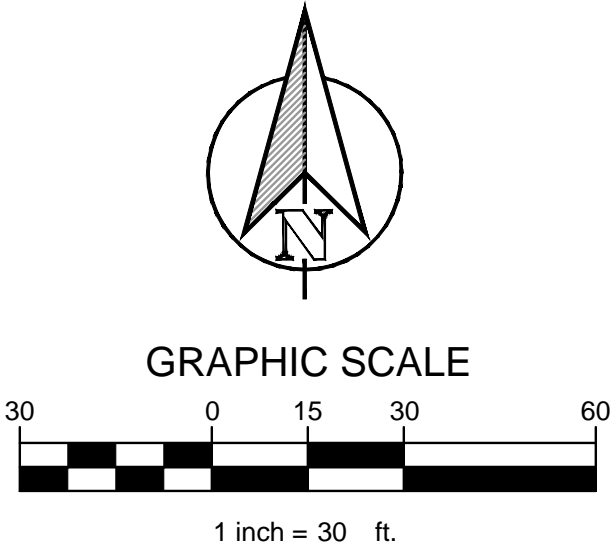


PLOTTED BY: SANTIAGO DUJAN  
 PLOT DATE: 1/27/2023 9:44 AM  
 LOCATION: Z:\PROJECTS\PROJECTS\2022-242 URBAN GARAGES MCKINNEY PH. 2\CADD\EXHIBIT\Z- 1 ZONING EXHIBIT\_.DWG  
 LAST SAVED: 1/26/2023 9:30 AM

EXHIBIT C



VICINITY MAP  
N.T.S.



LEGEND	
	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
	LOT LINES
	EASEMENT LINES

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 480130 AS SHOWN ON MAP NUMBER 48085C0255J. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE, NO VERTICAL DATUM WAS COLLECTED AT THE TIME OF THE SURVEY. FOR THE EXACT FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

Being a 2.00 acre tract of land out of the B.P. Worley Survey, Abstract No. 995, situated in Collin County, Texas, and being all of a called 2.00 acre tract of land conveyed to Urban Garages McKinney, LLC, by deed of record in Document Number 2022000117263 of the Official Public Records of Collin County, Texas, same being a portion of Lot 5, Block 1 of Walnut Grove, a subdivision of record in Volume 7, Page 19 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

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**THENCE**, along the West right-of-way line of County Road 856, being the common East line of said Lot 5 and said 2.00 acre tract, the following two (2) courses and distances:

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- S16°18'36"E, a distance of 15.76 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of a called 1.7523 acre tract of land conveyed to Prime Urban Flex McKinney, LLC, by deed of record in Document Number 20211215002532090 of said Official Public Records, being the Southeast corner of said 2.00 acre tract;

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**THENCE**, N88°39'14"E, along the South line of said Lot 6, being the common North line of said Lot 5 and said 2.00 acre tract, a distance of 436.00 feet to the **POINT OF BEGINNING**, and containing an area of 2.00 acres (87,160 square feet) of land, more or less.

OWNER / DEVELOPER

URBAN GARAGES MCKINNEY LLC  
6136 FRISCO SQUARE BLVD STE. 400  
FRISCO, TX 75034  
CARL FLEMING

ENGINEER

TEXAS REGISTRATION #14199  
1903 CENTRAL DR.  
SUITE #406  
BEDFORD, TX 76021  
PH. 817.281.0572  
FAX 817.281.0574  
CONTACT: DREW DONOSKY, PE  
EMAIL: DREW@CLAYMOOREENG.COM

ZONING EXHIBIT		
URBAN GARAGES McKinNEY		
2.00 LEGAL DESCRIPTION: BEING A CALLED 2.00 ACRE TRACT OR PARCEL OF LAND OUT OF THE B.P. WORLEY SURVEY, ABSTRACT NUMBER 995, SITUATED IN MCKINNEY, COLLIN CAOUNTY, TEXAS AND BEING ALL OF A CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO URBAN GARAGES MCKINNEY, LLC, BY DEED OF RECORD IN DOCUMENT NUMBER 2022000117263 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.		
CITY: McKinNEY	STATE: TEXAS	
COUNTY COLLIN	SURVEY: B.P WORLEY	ABSTRACT NO. 995
SUBMITTAL LOG: 1/24/2023 FIRST CITY SUBMITTAL		

TEXAS REGISTRATION #14199  
  
 1903 CENTRAL DR. SUITE 406  
 BEDFORD, TX 76021  
 PHONE 817.281.0572  
 WWW.CLAYMOOREENG.COM

PRELIMINARY  
 FOR REVIEW ONLY  
 Not for construction purposes.  
 CLAYMOORE ENGINEERING  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 Engineer: DREW DONOSKY  
 P.E. No.125551 Date 1/24/2023

URBAN GARAGES MCKINNEY  
 PAHSE 2  
 U.S HIGHWAY 380 AND LAKE FRONT RD.  
 MCKINNEY, TX

NO.	DATE	REVISION	BY
1	10/6/2022	REVISED GRADING	MKT

ZONING EXHIBIT  
 DESIGN: SDC  
 DRAWN: SDC  
 CHECKED: ASD  
 DATE: 1/27/2023  
 SHEET  
**Z-1**  
 File No: 2022-242