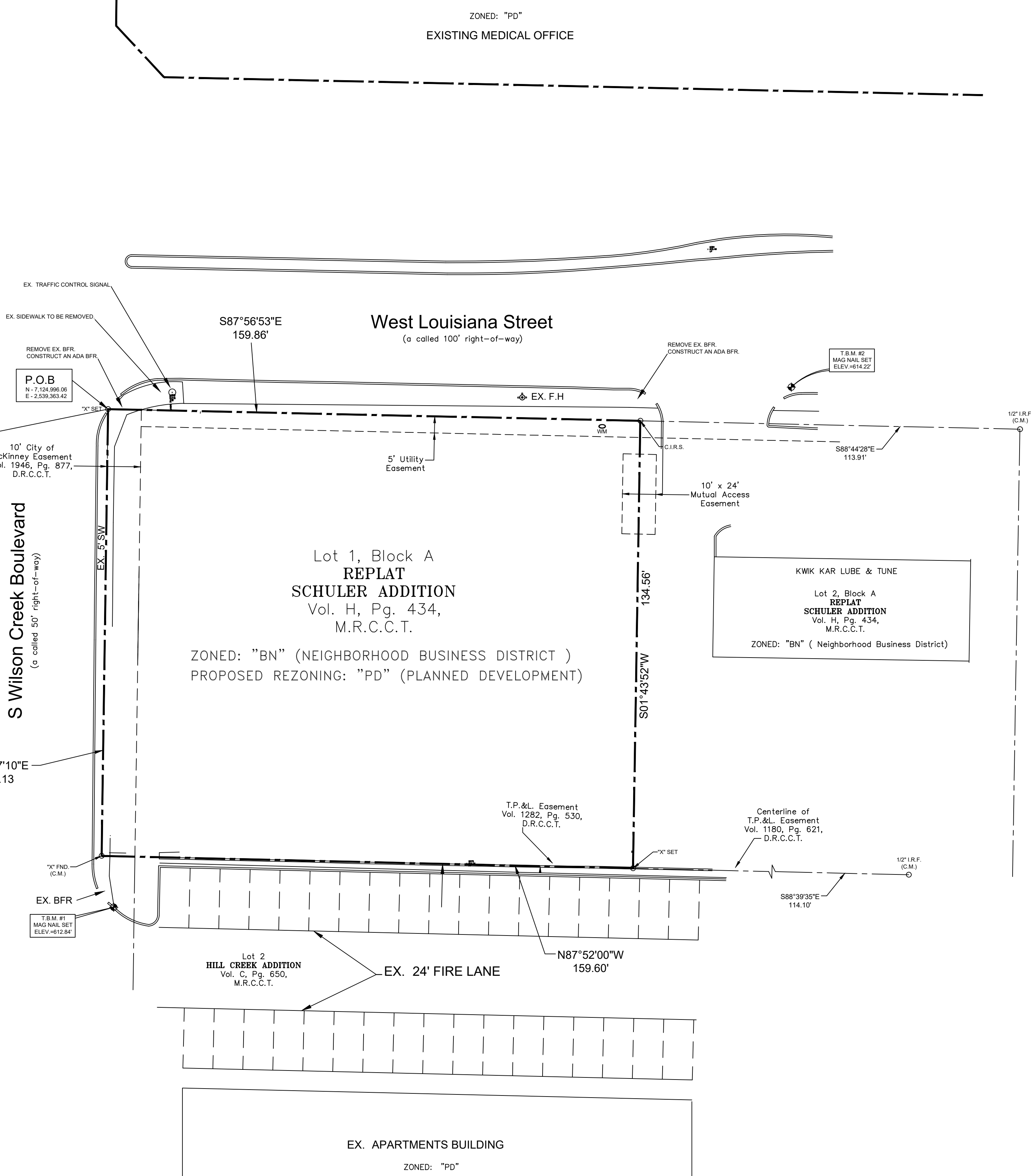


VICINITY MAP (N.T.S)



Metes and bound description

**State of Texas
County of Collin**

WHEREAS, Louisiana Creek, LLC, is the OWNER of tract of land situated in the City of McKinney, Collin County, Texas, and being in the W.D. Thompson Survey, Abstract Number 891, also being Lot 1, Block A, Schuler Addition, an addition to the City of McKinney, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set with cap at the intersection of the East right-of-way line of Wilson Creek Boulevard, a 50 foot R.O.W., and the South right-of-way line of West Louisiana Streets, a 100 foot R.O.W., to the POINT OF BEGINNING;

THENCE: S 87d 56' 53" E, 159.86 feet following the South right-of-way of West Louisiana Street to an iron rod for corner. Said point being the northwest corner of lot 2, Block A Schuler Addition;

THENCE: S 01d 43' 52" W, 134.56 feet to an iron rod for corner; said point being the southwest corner Of Lot 2, Block A Schuler Addition.

THENCE N 87d 52' 00" W, 159.60 feet to an iron rod for corner on the East right-of-way line at Wilson Creek Boulevard;

THENCE N 01d 37' 10" E along said East line of Wilson Creek Boulevard, 134.13 feet to the POINT OF BEGINNING and containing 0.492 acres or 21,440 square feet of land.

SITE SUMMARY

ZONED: "BN" (NEIGHBORHOOD BUSINESS DISTRICT)
PROPOSED REZONING: "PD" (PLANNED DEVELOPMENT)

LOT AREA: 21,440 S.F. (OR 0.492 ACRE)

VARIANCE: 10' LANDSCAPE BUFFER ALONG W. LOUISIANA STREET AND SOUTH WILSON CREEK BOULEVARD.

Owner: Louisiana Creek LLC.
9702 Brockbank Drive
Dallas, Texas 75220
Tel. (414) 418-3556
A1pantry@gmail.com

Person to contact: Rahim Metalwala

REZONING EXHIBIT
Louisiana Retail Addition
1719 W. Louisiana Street
Lot 1, Block 1, Replat Schuler Addition
McKinney, Texas

Louisiana Retail Addition
1719 W. Louisiana Street
Lot 1, Block 1, Replat Schuler Addition
McKinney, Texas

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS	DATE

SEAL

DWG. TITLE:
REZONING EXHIBIT

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 4-20-2023

C4
SHEET NUMBER

ZONE 2023-0022