



(REZONING PLAN ZONE2023-0058)
 CURRENT ZONING: PD ORD. NO. 2021-10-107
 LAND USE: VACANT
 PROPERTY ID: 2774804
 CALLED 10.6315 ACRES
 MCKINNEY 380 NORTH RETAIL/MF, LTD.
 INST. NO. 20210114000090520
 O.P.R.C.C.T.
 CURRENT ZONING: PD 2021-10-107
 LAND USE: RETAIL

PROPERTY ID: 2714766
 PART OF LOT 3R, BLOCK A
 HEADINGINGTON HEIGHTS ADDITION
 INST. NO. 2015013001000410
 O.P.R.C.C.T.
**4.0767 ACRES
 177,582 SQ. FT.**
 PART OF MCKINNEY SH III, LTD.
 INST. NO. 20190131000104710
 O.P.R.C.C.T.
 EXISTING ZONING: C2
 PROPOSED ZONING: C3

CALLLED 1.7477 ACRES
 L & M HIDEAWAY
 PROPERTIES, LLC
 INST. NO. 20211215002527820
 O.P.R.C.C.T.
 CURRENT ZONING: C2
 LAND USE: VACANT
 PROPERTY ID: 284833

PROPERTY ID: 2711851
 LOT 2AR, BLOCK A
 HEADINGINGTON HEIGHTS ADDITION
 VOL. 2014, PG. 662-M.R.C.C.T.
 CURRENT ZONING: PD
 LAND USE: AUTO PARTS STORE
 C S C P BASTROP, LP
 INST. NO. 2016006000704460
 O.P.R.C.C.T.

CURRENT ZONING: C3
 LAND USE: AUTO SHOP
 PROPERTY ID: 2833980

AMBC, LTD.
 INST. NO. 20211103002250150
 O.P.R.C.C.T.
 LOT 1R1, BLOCK A
 HEADINGINGTON HEIGHTS ADDITION
 INST. NO. 20201201010004660
 O.P.R.C.C.T.

CURRENT ZONING: C2
 LAND USE: COSTCO
 LOT 1, BLOCK A
 380 CROSSING AT
 HEADINGINGTON HEIGHTS
 VOL. 2017, PG. 168
 O.P.R.C.C.T.

NOTES
 The grid coordinates shown are based upon the Texas State Plane
 Coordinate System, North Central Zone, North American Datum of
 1983, U.S. Survey Feet (sft), on surface coordinate values, scaled
 from base point 0.0 using a combined scale factor of 1.000152710.

COMBINED SCALE FACTOR = 1.000152710
 RECIPROCAL OF CSF = 0.999847313

	SURFACE	GRID
NORTHING	7132771.82	7131682.74
EASTING	2530265.15	2529878.81

LEGEND
 Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 VOL/PG = VOLUME, PAGE
 INST. NO. = INSTRUMENT NUMBER
 M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN
 COUNTY, TEXAS

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°43'22"	1985.00'	25.04'	S02°33'18"W	25.04'

ZONING EXHIBIT
 4.0767 ACRES
 WILLIAM HUNT SURVEY,
 ABSTRACT NO. 450
 CITY OF MCKINNEY,
 COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3820
Scale 1" = 40'	Drawn by LDV	Checked by JAD	Date AUG. 2023
Project No. 063006046	Sheet No. 1 OF 1		