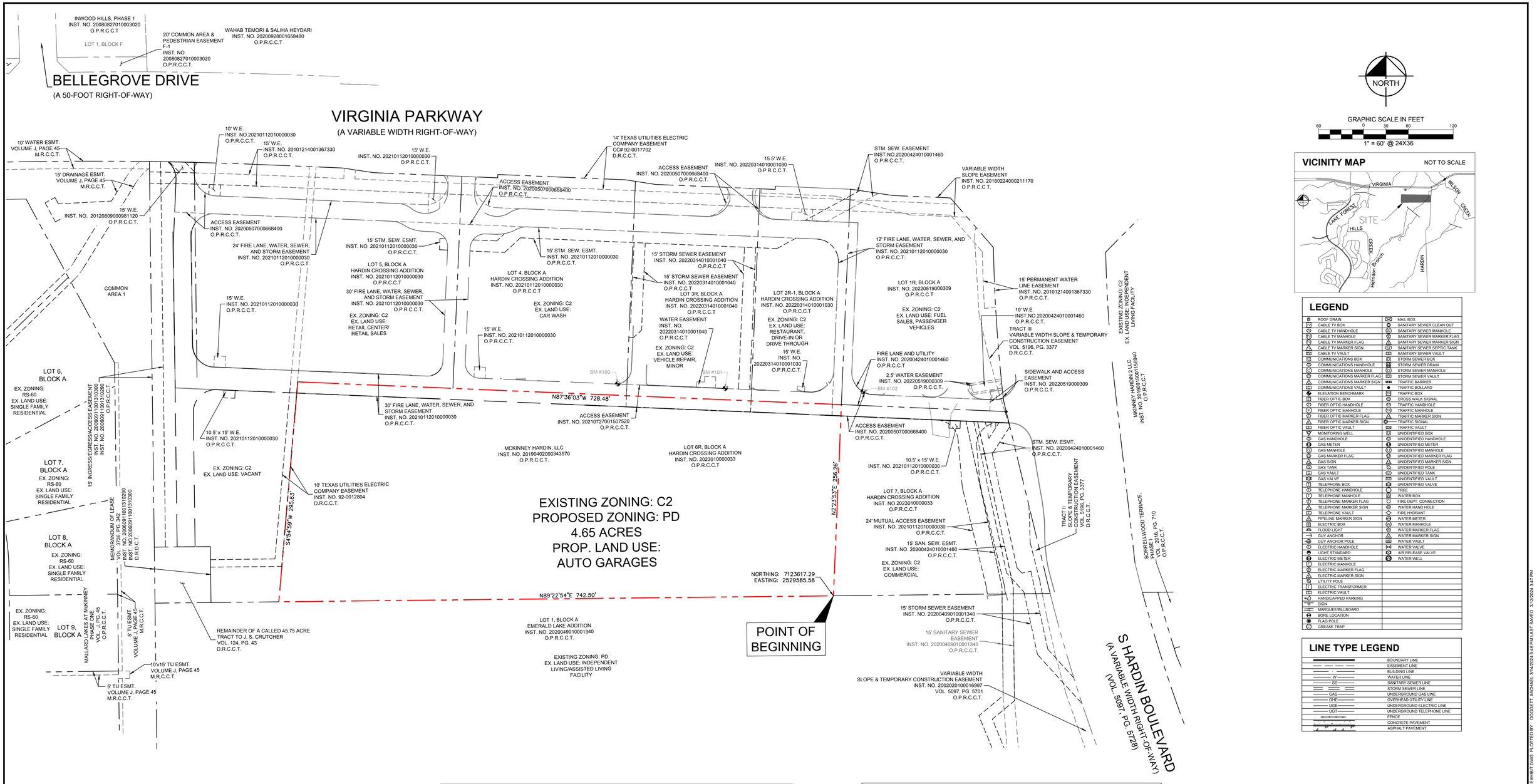

VICINITY MAP

NOT TO SCALE

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	SANITARY SEWER CLEAN OUT
CABLE TV HANDHOLE	SANITARY SEWER MANHOLE
CABLE TV MANHOLE	SANITARY SEWER MARKER FLAG
CABLE TV MARKER FLAG	SANITARY SEWER MARKER SIGN
CABLE TV MARKER SIGN	SANITARY SEWER SEPTIC TANK
CABLE TV VAULT	SANITARY SEWER VAULT
COMMUNICATIONS BOX	STORM SEWER BOX
COMMUNICATIONS HANDHOLE	STORM SEWER DRAIN
COMMUNICATIONS MANHOLE	STORM SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	STORM SEWER VAULT
COMMUNICATIONS MARKER SIGN	TRAFFIC BARRIER
COMMUNICATIONS VAULT	TRAFFIC BOLLARD
ELEVATION BENCHMARK	TRAFFIC BOX
FIBER OPTIC BOX	CROSS WALK SIGNAL
FIBER OPTIC HANDHOLE	TRAFFIC HANDHOLE
FIBER OPTIC MANHOLE	TRAFFIC MANHOLE
FIBER OPTIC MARKER FLAG	TRAFFIC MARKER SIGN
FIBER OPTIC MARKER SIGN	TRAFFIC SIGNAL
FIBER OPTIC VAULT	TRAFFIC VAULT
MONITORING WELL	UNIDENTIFIED BOX
GAS HANDHOLE	UNIDENTIFIED HANDHOLE
GAS METER	UNIDENTIFIED METER
GAS MANHOLE	UNIDENTIFIED MANHOLE
GAS MARKER FLAG	UNIDENTIFIED MARKER FLAG
GAS SIGN	UNIDENTIFIED MARKER SIGN
GAS TANK	UNIDENTIFIED POLE
GAS VAULT	UNIDENTIFIED TANK
GAS VALVE	UNIDENTIFIED VAULT
TELEPHONE BOX	UNIDENTIFIED VALVE
TELEPHONE HANDHOLE	TREE
TELEPHONE MANHOLE	WATER BOX
TELEPHONE MARKER FLAG	FIRE DEPT. CONNECTION
TELEPHONE MARKER SIGN	WATER HAND HOLE
TELEPHONE VAULT	FIRE HYDRANT
PIPELINE MARKER SIGN	WATER METER
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER VAULT
ELECTRIC HANDHOLE	WATER VALVE
LIGHT STANDARD	AIR RELEASE VALVE
ELECTRIC METER	WATER WELL
ELECTRIC MANHOLE	
ELECTRIC MARKER FLAG	
ELECTRIC MARKER SIGN	
UTILITY POLE	
ELECTRIC TRANSFORMER	
ELECTRIC VAULT	
HANDICAPPED PARKING	
SIGN	
MARQUEE/BILLBOARD	
BORE LOCATION	
FLAG POLE	
GREASE TRAP	

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

METES & BOUNDS LEGAL DESCRIPTION

WHEREAS, MCKINNEY HARDIN, LLC is the owner of a tract of land situated in the James Herndon Survey, Abstract No. 391, City of McKinney, Collin County, Texas and being a portion of the tract of land described in Special Warranty Deed to MCKINNEY HARDIN, LLC recorded in Instrument No. 20190402000343570, Official Public Records of Collin County, Texas and being all of Lot 6R, Block A, Hardin Crossing Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Plat Book 2023, Page 48, of said Official Public Records and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "PACHECO KOCH" found for the southeast corner of Lot 7, Block A, of said Hardin Crossing Addition, and being the northeast corner of Lot 1, Block A, Emerald Lake Addition, an addition to the City of McKinney, Texas according to the plat recorded in Instrument No. 20200409010001340, of said Official Public Records and being in the west right-of-way line of Hardin Boulevard (a variable width right-of-way);

THENCE with the south line of said Lot 7 and north line of said Lot 1, South 89°22'54" West, a distance of 239.84 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner and the southwest corner of said Lot 7 and the southeast corner of said Lot 6R and the POINT OF BEGINNING.

THENCE with the south line of said Lot 6R and north line of said Lot 1, South 89°22'54" West, a distance of 742.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said north line of Lot 1, over and across said Lot 6R, North 04°54'59" East, a distance of 295.60 feet to a "X" cut in concrete set for along the south line of Lot 5 of said Hardin Crossing Addition;

THENCE with the north line of said Lot 6R and south line of Lot 5, South 87°36'03" East, a distance of 728.50 feet to a "X" cut in concrete set for a northeast corner of said Lot 6R and being the southwest corner of Lot 1R, Block A, Hardin Crossing Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20220519000309, of said Official Public Records;

THENCE with the east line of said Lot 6R and west line of said Lot 7, South 02°23'53" West, a distance of 256.30 feet to the POINT OF BEGINNING and containing 202,579 square feet or 4.65 acres of land.

BENCH MARK LIST

BM #100
"X" CUT IN CONCRETE FOUND ON THE BACK OF CURB ON THE NORTH SIDE OF A CONCRETE DRIVE. LOCATED ±250 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY AND ±500 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF HARDIN BOULEVARD. AND BEING ±13 FEET NORTHWEST OF A SANITARY SEWER MANHOLE.
ELEV.= 632.81

BM #101
"X" CUT IN CONCRETE FOUND ON THE BACK OF CURB ON THE NORTH SIDE OF A CONCRETE DRIVE. LOCATED ±245 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY AND ±176 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF HARDIN BOULEVARD. AND BEING ±13.5 FEET NORTHWEST OF A SANITARY SEWER MANHOLE.
ELEV.= 626.03

BM #102
"X" CUT IN CONCRETE FOUND ON THE BACK OF CURB ON THE NORTH SIDE OF A CONCRETE DRIVE. LOCATED ±243 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY AND ±500 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF HARDIN BOULEVARD. AND BEING ±50 FEET NORTHEAST OF A SANITARY SEWER MANHOLE.
ELEV.= 617.12

BM #150 (CITY OF MCKINNEY MONUMENT 11)

ELEV.= 705.30

BM #151 (CITY OF MCKINNEY MONUMENT 10)

ELEV.= 664.95

ENGINEER:
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MIG	MTD	FEB. 2024	064546401	1 OF 1

DWG NAME: K:\MKN_CIVIL\064546500-MCKINNEY ELITE GARAGES\CAD\EXHIBIT\TS2024.02.19 ZONING EXHIBIT\ZONING EXHIBIT.DWG PLOTTED BY: DOGGETT, MICHAEL 3/14/2024 9:46 PM LAST SAVED: 3/12/2024 3:47 PM