

TEXAS REGISTRATION #14199



1905 CENTRAL DR, SUITE #406  
BEDFORD, TX 76021

## PRELIMINARY

FOR REVIEW ONLY  
Not for construction purposes.

CLAYMOORE ENGINEERING  
ENGINEERING AND PLANNING  
CONSULTANTS

Engineer DREW DONOSKY  
P.E. No. 125651 Date 1/24/2023

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

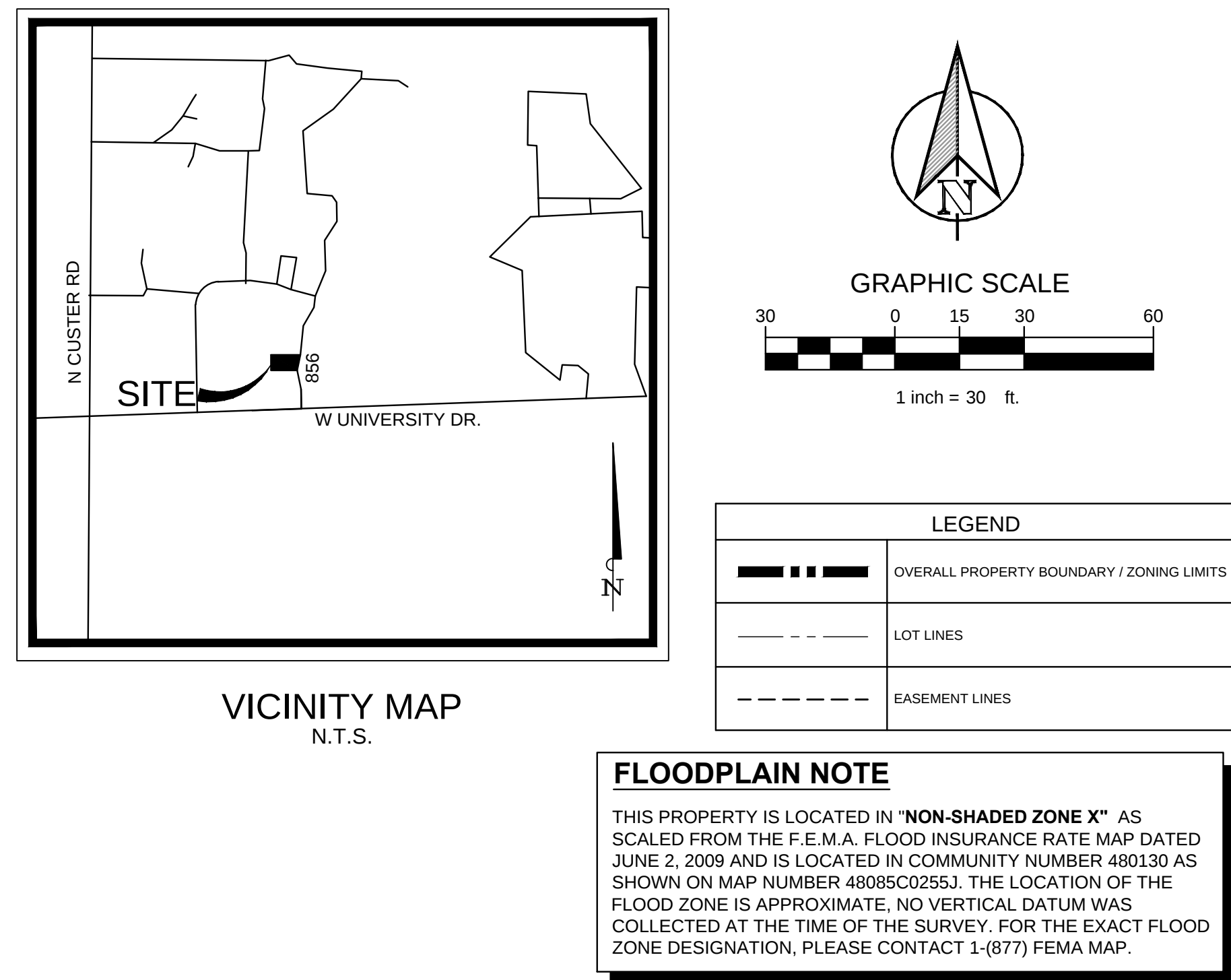
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# ZONING EXHIBIT

|          |           |
|----------|-----------|
| DESIGN:  | SDC       |
| DRAWN:   | SDC       |
| CHECKED: | ASD       |
| DATE:    | 1/27/2023 |

**Z-1**

File No: 2022-242



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.

## 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 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.

|          |            |              |
|----------|------------|--------------|
| CITY:    |            | STATE:       |
| McKINNEY |            | TEXAS        |
| COUNTY   | SURVEY:    | ABSTRACT NO. |
| COLLIN   | B.P WORLEY | 995          |

|                |                      |
|----------------|----------------------|
| SUBMITTAL LOG: |                      |
| 1/24/2023      | FIRST CITY SUBMITTAL |
|                |                      |

OWNER / DEVELOPER

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

## ENGINEER

TEXAS REGISTRATION #14199  
1902 CENTRAL DR

1903 CENTRAL DR.  
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PLOTTED BY: SANTIAGO DURAN  
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

