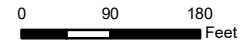


Property Owner Notification Map

ZONE2024-0131



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

TRACT 1 - METES AND BOUNDS

Being a lot, tract or parcel of land situated in Collin County, Texas, and being located at 707 South Tennessee Street in the City of McKinney, Texas, and being a part of Block 31 of the Short Addition to the City of McKinney, and being a part of a Re-Survey of a Lot described in a Deed recorded in Volume 935, Page 100 of the Collin County Deed Records, Collin County, Texas, (D.R.C.C.T.) and being a tract of land described in deed to Randy G. Briggs, a single man, recorded in Volume 3235, Page 503, (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8 inch iron rod found for corner being in the East line of S. Tennessee Street and being at the Southwest corner of a tract of land described in deed to Charles Smith and wife, Loretta Smith, recorded in Volume 5646, Page 1801, (D.R.C.C.T.) and being at the Northwest corner of a tract of land described in deed to Embrace Waiting Children, a Texas Corporation, recorded in Instrument Number 20220201000179150, (D.R.C.C.T.);

THENCE South 09 deg. 09 min. 57 sec. West, a distance of 87.40 feet to a 3/8 inch iron rod found for corner being at the Southwest corner of said Embrace Waiting Children tract and being the Northwest corner of that tract herein described and being the **PLACE OF BEGINNING;**

THENCE South 81 deg. 00 min. 20 sec. East, a distance of 152.80 feet to a point for corner being at the Northwest corner of a tract of land described in deed to Randy Glenn Briggs, recorded in Instrument Number 20091104001345880, (D.R.C.C.T.) from which a 1 inch iron pipe found bears South 89 deg. 59 min. 37 sec. East, 4.55 feet for reference and from which a 1/2 inch iron rod found bears South 02 deg. 18 min. 18 sec. East, 2.56 feet for reference;

THENCE South 5 deg. 44 min. 22 sec. East, a distance of 99.20 feet to a point for corner being in the North line of Christian Street from which a 1/2 inch iron rod found bears North 05 deg. 56 min. 18 sec. East, 0.50 feet for reference;

THENCE North 84 deg. 13 min. 28 sec. West, a distance of 159.03 feet to a point for corner being in intersection of the North line of said Christian Street and the East line of S. Tennessee Street from which a 1/2 inch iron rod found bears North 11 deg. 07 min. 42 sec. West, 5.75 feet for reference and from which a 1/2 inch iron rod found bears North 21 deg. 27 min. 44 sec. West, 9.88 feet for reference;

THENCE North 09 deg. 10 min. 42 sec. East, passing at a distance of 11.14 feet to a 60D nail found on line and continuing at a total distance of 107.97 feet to the PLACE OF BEGINNING and containing 16,137 square feet or 0.37 of an acre of land.

EXHIBIT B

TRACT 2 - METES AND BOUNDS

BEING all that certain lot, tract or parcel of land situated in the Mary Standifer Survey, City of McKinney, Collin County, Texas, being a part of Block 31 of Short's Addition, an unrecorded Plat, and being a tract of land described in deed to Randy Glenn Briggs, recorded under Instrument No. 20100105000011970, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

COMMENCING from a 1/2 inch iron rod found for corner in the North line of Christian Street, at the Southwest corner of a tract of land described in deed to St Nicholas Russian Orthodox Church, recorded under Instrument No.20070427000570000 (D.R.C.C.T.), at the Southeast corner of a tract of land described in deed to Stratium LLC and Jose Adajar, individually, recorded under Instrument No. 20150113000039410 (D.R.D.C.T.);

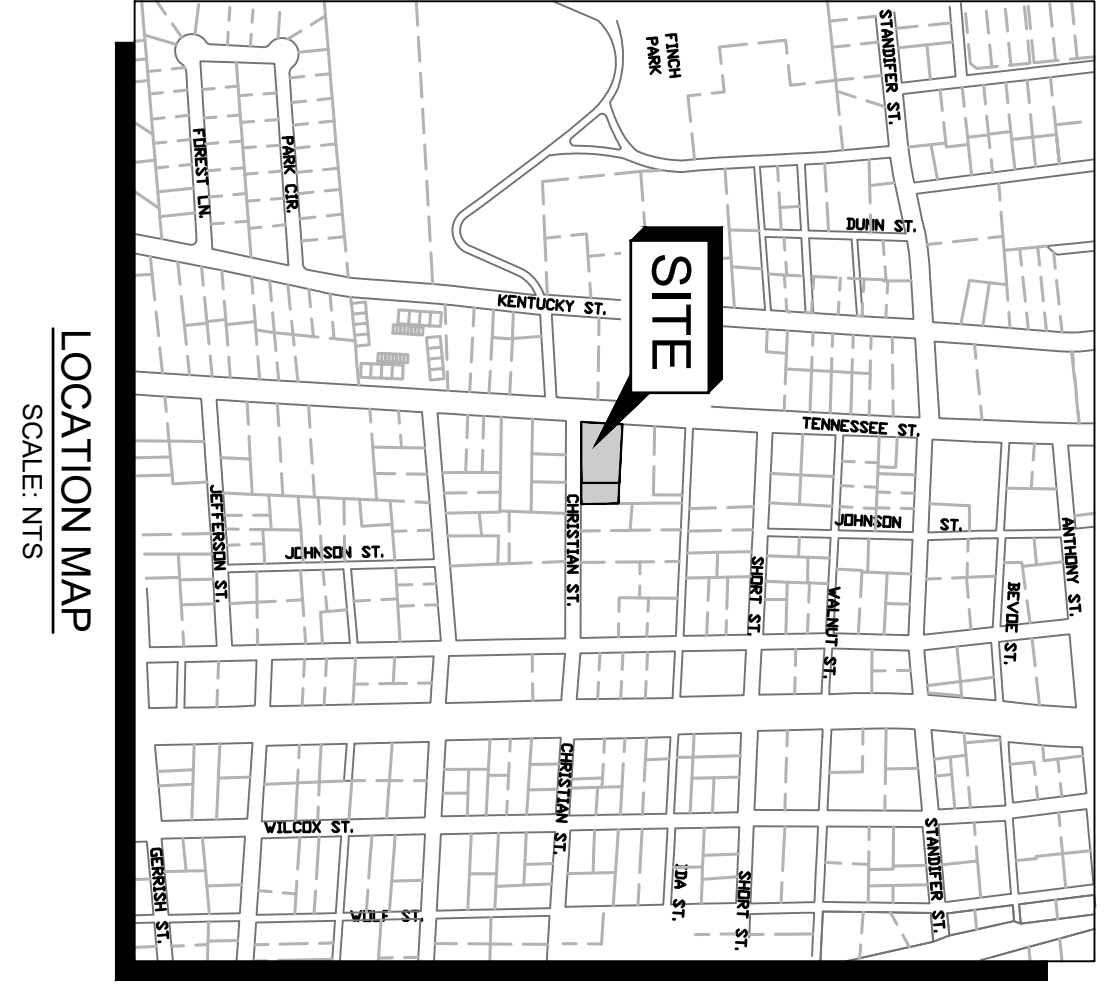
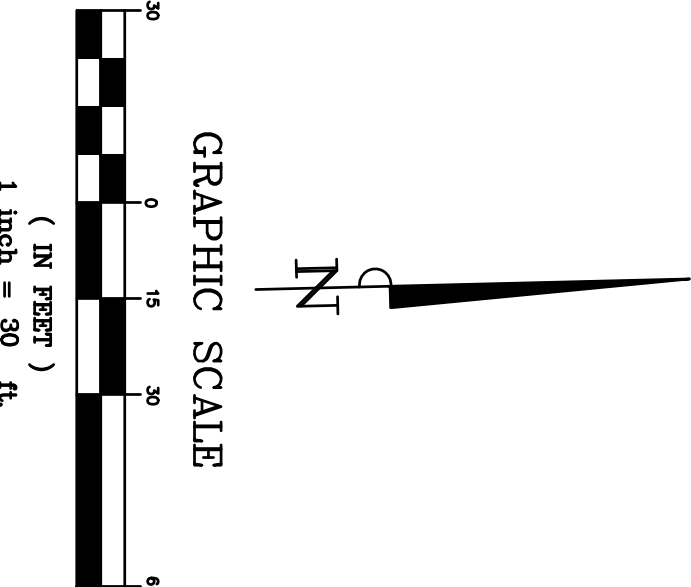
THENCE North 84 deg. 59 min. 56 sec. West, with the North line of said Christian Street a distance of 148.41 feet to a point for corner, at the Southwest corner of a tract of land described in deed to Mercedes Gonzalez, recorded in Volume 5678, Page 3977 (D.R.C.C.T.), being the Southeast corner of herein described tract of land, and being the PLACE OF BEGINNING, from which a 60D nail found for reference bears South 43 deg. 41 min. 37 sec. West, a distance of 2.66 feet;

THENCE North 84 deg. 13 min. 28 sec. West, with the North line of said Christian Street a distance of 55.24 feet to a point for corner, at the Southeast corner of a tract of land described in deed to Randy G. Briggs, a single man, recorded in Volume 3235, Page 503 (D.R.C.C.T.), from which a 1/2 inch iron rod found for reference bears North 05 deg. 56 min. 18 sec. East, a distance of 0.50 feet;

THENCE North 5 deg. 44 min. 22 sec. East, a distance of 99.20 feet to a point for corner in the South line of a tract of land described in deed to Embrace Waiting Children, INC., a Texas corporation, recorded under Instrument No. 20220201000179150 (D.R.C.C.T.), at the Northeast corner of said Briggs tract, from which a 1/2 inch iron rod found for reference bears South 02 deg. 18 min. 18 sec. East, a distance of 2.56 feet, and from which a 1 inch iron pipe found for reference bears South 89 deg. 59 min. 37 sec. East, a distance of 4.55 feet;

THENCE South 81 deg. 00 min. 20 sec. East, a distance of 54.04 feet to a 1/2 inch iron rod found for corner in the West line of said Gonzalez tract, at the Southeast corner of said Embrace Waiting Children, INC tract;

THENCE South 4 deg. 58 min. 28 sec. East, a distance of 96.17 feet to the PLACE OF BEGINNING and containing 5,332 square feet or 0.12 of an acre of land.



ZONING EXHIBIT
707 SOUTH TENNESSEE STREET

TRACT 1
BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN COLLIN COUNTY, TEXAS AND BEING LOCATED AT 707 SOUTH CHRISTIAN STREET IN THE CITY OF MCKINNEY, TEXAS, AND BEING A PART OF BLOCK 31 OF THE SHORTS ADDITION TO THE CITY OF MCKINNEY, AND BEING A PART OF A RE-SURVEY OF A LOT DESCRIBED IN A DEED RECORDED IN VOLUME 935, PAGE 100 OF THE COLLIN COUNTY DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND BEING A TRACT OF LAND DESCRIBED IN DEED TO RANDY G. BRIGGS, A SINGLE MAN, RECORDED IN VOLUME 3235, PAGE 503 (D.R.C.C.T.).

TRACT 2
BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARY STANDIFER SURVEY, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING A PART OF BLOCK 31 OF SHORTS ADDITION, AN UNRECORDED PLAT, AND BEING A TRACT OF LAND DESCRIBED IN DEED TO RANDY GLENN BRIGGS, RECORDED UNDER INSTRUMENT NO. 2010010500011970, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.).

OWNER: SANCHEZ AND ASSOCIATES, LLC
14350 PROTON RD
MCKINNEY, TEXAS 75071
ATTN: CASEY GREGORY, PE

ENGINEER: SANCHEZ AND ASSOCIATES, LLC
2000 N. McDONALD STREET, STE 100
MCKINNEY, TEXAS 75071
ATTN: CASEY GREGORY, PE

APPLICANT: SANCHEZ AND ASSOCIATES, LLC
2000 N. McDONALD STREET, STE 100
MCKINNEY, TEXAS 75071
ATTN: CASEY GREGORY, PE

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

707 SOUTH TENNESSEE STREET

ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE

Designed by:	RCG
Drawn by:	CDR
Checked by:	RCG
Date:	2/27/2025
Project No.	02214--001

EXHIBIT

Master Planning
Civil Engineering
Land Development

SANCHEZ & Associates

210 Adriatic Parkway, Suite 200
McKinney, TX 75072
Tel 469 424 5900
Fax 214 544 3200
Certificate of Registration No. F-8665

No.

Date

Revisions

App.

File: 10E-Zoning.dwg

Project: G:\02214 - Form Development\001 - S Tennessee\10--Prelim\

Thu, 27 Feb 2025-1:18pm

Plotted by: <CaseyGregory>

Layout: Layout1

Sheet: X2436-S & A Location Map

Images: S & A Logo.jpg