



Property Owner Notification Map

zone2022-0079

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







DESCRIPTION 0.717 ACRE

SITUATED in the City of McKinney, Collin County, Texas, in the Mary Standifer Survey, Abstract No. 811, being a survey of Lot 9B, 9C, 8A, & 8B and a part of Lot 9A, 9D, & 8C as seen on the Collin County Appraisal District map of the J. G. Fitzhugh 2nd Addition(unrecorded), an addition to the City of McKinney, being also a survey of Tract 1, 2, 3, 4, & 5 described in a deed from Charles W. Cox, et al to Omidan, Inc. recorded as clerk's file no. 20200221000245860 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the northeast corner of said Tract 4, in the west right-of-way line of Lindsey Street; same being the northwest corner of a 0.004 acre tract recorded as clerk's file no. 20080408000417040; same also being in the south line of a lot recorded as clerk's file no. 20140717000745180;

THENCE South 06'49'00" East, with the east line of said Tract 4, 3, & 2 and with the west right—of—way line of said Lindsey Street, 133.36 feet to a 5/8—inch iron pin found at the southeast corner of said Tract 2 and the southwest corner of the 0.015 acre tract recorded as clerk's file no. 20080408000417050; same being in the north right—of—way line of a 15 foot wide alley recorded in volume 81, page 360;

THENCE South 88°25'11" West, with the north right-of-way line of said alley, 254.50 feet to a 1/2-inch iron pin set in the east right-of-way line of Rockwall Street;

THENCE North 07°40'07" West, with the east right-of-way line of said Rockwall Street and the west line of said Tract 5 and Tract 4, 112.70 feet to a 1/2-inch iron pin set at the southwest corner of a lot recorded in volume 338, page 29;

THENCE North 83°45'26" East, with the south line of said lot recorded in volume 338, page 29 and the south line of said lot recorded as clerk's file no. 20140717000745180, 255.12 feet to the PLACE OF BEGINNING and containing 0.717 acre.



R.D.W. PARCELS DEDICATED TO CITY OF MCKINNEY

REQUEST: RS60-DR

JAMES A. MACK JR.

CLERK'S FILE NO.

20210521001035040

EXISTING ZONING:

"RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

MOUNT PILGRIM BAPTIST CHURCH

CLERK'S FILE NO.

20121024001355620

EXISTING ZONING:

"RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

MAY WEBSTER & GREG HOWELL

VOLUME 2184, PAGE 434

EXISTING ZONING:

GUY HOWELL ESTATE

VOLUME 685, PAGE 536

D

CENTER/

20080408000417040,

RAILROAD

TRACKS

"RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

CLERK'S FILE NO. PARCEL COLLIN COUNTY COURT NO. 6 R.□.W.-1 CAUSE NO. 006-2567-2008 R.0.W.-2 20070423000542450 20070914001286790 R.□.W.-3 20080408000417040 R.□.W.-4 R.□.W.-5 20080408000417030 R.□.W.-6 20080408000417050 R.□.W.-7 20070717000984810 20070717000984800 R.□.W.-8 R.□.W.-9 20070328000415900

R.□.W.-10 20090609000709030

JACQUELINE BENITEZ GOMEZ CLERK'S FILE NO. DEMETRICE GRIFFIN 20160926001287070 CLERK'S FILE NO. EXISTING ZONING: 20170315000333290 "RS-60"-SINGLE FAMILY EXISTING ZONING: RESIDENTIAL DISTRICT "RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

JUAN JIMENEZ MORENO, JR. CLERK'S FILE NO. ANNIE L. JONES 20090220000190660 VOLUME 1644, PAGE 204 EXISTING ZONING: EXISTING ZONING: "RS-60"-SINGLE FAMILY "RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT RESIDENTIAL DISTRICT MT. PILGRIM BAPTIST CHURCH CLERK'S FILE NO.

EXISTING ZONING:

"RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

PROPOSED ZONING:

RESIDENTIAL DISTRICT

▼ VOL. 1561, PG. 71

__15′_ R.<u>□.₩.</u>

20110923001017550 VOL. 1561, PG. 74

_5′ D.E.

88°25′11″ W 254.50′ VDL. 81, PG. 360

RICHARD B. RUSSELL

CLERK'S FILE NO.

20180301000257630

EXISTING ZONING: "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT

V□L. 1561, PG. 74

BETTY PALMER

CLERK'S FILE NO.

97-0027552

EXISTING ZONING:

DENNIS PALMER, JR.

& BETTY PALMER

VOLUME 756, PAGE 170 EXISTING ZONING:

"RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

JIMMIE R. WATSON

EXISTING ZONING:

VOLUME 2292, PAGE 963

"RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

"RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

"DR"-DUPLEX

20140717000745180 (1/2" IPF EXISTING ZONING: MT. PILGRIM BAPTIST CHURCH VOLUME 338, PAGE 29 "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT EXISTING ZONING: "RS-60"-SINGLE FAMILY NAD 83-N = 7,120,837.54 RESIDENTIAL DISTRICT E = 2,547,079.25" E 255.12'

ROCKW DMIDAN INC. CLERK'S FILE NO. 20200221000245860

V□L. 1561, PG. 68\

1/2" IPF

HERIBERTO HERNANDEZ

CLERK'S FILE NO.

EXISTING ZONING:

"RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

ADRIANNA ROJAS

CLERK'S FILE NO.

20210601001100050

EXISTING ZONING:

"RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

INES FUENTEZ, JR.

CLERK'S FILE NO.

20080206000142790

EXISTING ZONING:

"RS-60"-SINGLE FAMILY

RESIDENTIAL DISTRICT

TAP L "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT 12.70' STRE! ESTATE OF SMITH LEDLA RUTH HOWELL ZONING: L & GEORGE HOWELL, JR. "RS-60"-SINGLE FAMILY\ VOLUME 1074, PAGE 580 RESIDENTIAL DISTRICT

NAD 83-

EXISTING ZONING:

N = 7,120,810.22E = 2,546,825.60

ALLEY 15' R.O.W. VOLUME 81, PAGE 360 40' DRAINAGE EASEMENT VOLUME 1567, PAGE 234

> CHRISTOPHER C. PALMER & KIMBERLY ANN PALMER VOL. 1561, PG. 74 CLERK'S FILE NO. 20101029001180660 EXISTING ZONING: "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT

JUVENCIO GAYTAN-MORENO & MARIA J. GAYTAN CLERK'S FILE NO. 20121017001317730 EXISTING ZONING: "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT

TELLURIDE PROPERTIES LLC CLERK'S FILE NO. 20201009001747880 EXISTING ZONING: "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT

SHILDH CHURCH OF GOD IN CHRIST VOLUME 3002, PAGE 61 EXISTING ZONING: "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT

SHILDH CHURCH OF GOD IN CHRIST VOLUME 3002, PAGE 61 EXISTING ZONING: "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT

SHILDH CHURCH OF GOD IN CHRIST VOLUME 323, PAGE 464 EXISTING ZONING: "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT

FSTHELA C. GRANADOS FLORES CLERK'S FILE NO. 20150327000338030 EXISTING ZONING: "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT

CLARA

DANIELS

WESTMORE LAND

MURRAY

NOT TO SCALE

BRUCE GEER

P 4117 TO TO

MAPLES AVE. 32′ R.□.W.

PER VOLUME 323, PAGE 464

BOBBY J. OLIPHANT CLERK'S FILE NO. -10 PART OF LOT 48, 20190412000390220 BLOCK 17 W.J.S. RUSSELL EXISTING ZONING: LOT 63, BLOCK 14 i LOT 64, BLOCK 14 4TH ADDITION "RS-60"-SINGLE FAMILY VOLUME 1, PAGE RESIDENTIAL DISTRICT W.J.S. RUSSELL W.J.S. RUSSELL 4TH ADDITION 4TH ADDITION VOLUME I, PAGE VOLUME I, PAGE LOT 47, BLOCK 17 EXISTING ZONING: 785 W.J.S. RUSSELL "RS-60"-SINGLE FAMILY 157 CCPR CCPR VOLUME 1, PAGE RESIDENTIAL DISTRICT EXISTING ZONING: EXISTING ZONING: 53 CCPR "RD-30"-DUPLEX "RD-30"-DUPLEX RESIDENTIAL DISTRICT , RESIDENTIAL DISTRICT

> BEGINNING 5/8-INCH IPF(CM) NORTHEAST CORNER TRACT 4

> > 53 CCPR

IN SEPTION

UME UME

PAGE S

L□T 46, BL□CK 17 W.J.S. RUSSELL 4TH ADDITION VOLUME 1, PAGE 53 CCPR EXISTING ZONING: "RS-60"-SINGLE FAMILY RESIDENTIAL DISTRICT

LOT 1, BLOCK 17 EXISTING ZONING: W.J.S. RUSSELL 4TH ADDITION "RS-60"-SINGLE FAMILY VOLUME 1, PAGE RESIDENTIAL DISTRICT

LOT 2, BLOCK 17 EXISTING ZONING: W.J.S. RUSSELL 4TH ADDITION "RS-60"-SINGLE FAMILY VOLUME 1, PAGE RESIDENTIAL DISTRICT 53 CCPR

LOT 3, BLOCK 17 EXISTING ZONING: W.J.S. RUSSELL 4TH ADDITION "RS-60"-SINGLE FAMILY VOLUME 1, PAGE RESIDENTIAL DISTRICT 53 CCPR

LOT 4, BLOCK 17 EXISTING ZONING: W.J.S. RUSSELL "RS-60"-SINGLE FAMILY 4TH ADDITION RESIDENTIAL DISTRICT VOLUME 1, PAGE 53 CCPR

LEGEND

CCPR COLLIN COUNTY PLAT RECORDS

O_{IPS} 1/2" IRON PIN SET UNLESS OTHERWISE NOTED

O_{5/8" IPF} 5/8" IRON PIN FOUND D.E. DRAINAGE EASEMENT

> VOL. VOLUME PG. PAGE

CM CONTROLLING MONUMENT

Scale: 1" = 40'

FIRM: BRUCE GEER, SURVEYOR FIRM REGISTRATION # 10150700 DESCRIPTION 0.717 ACRE

SITUATED in the City of McKinney, Collin County, Texas, in the Mary Standifer Survey, Abstract No. 811, being a survey of Lot 9B, 9C, 8A, & 8B and a part of Lot 9A, 9D, & 8C as seen on the Collin County Appraisal District map of the J. G. Fitzhugh 2nd Addition(unrecorded), an addition to the City of McKinney, being also a survey of Tract 1, 2, 3, 4, & 5 described in a deed from Charles W. Cox. et al to Omidan. Inc. recorded as clerk's file no. 20200221000245860 of the Collin County deed records, being described by metes and bounds as follows:

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The above described tract was surveyed on the ground and under my supervision.

Office work completed on March 30, 2020 Office work revised on May 30, 2020 Office work revised on June 8, 2020 Office work revised on June 7, 2022 Office work revised on July 29, 2022

Muce Du

Registered Professional Land Surveyor, No. 4117 1101 W. University Drive(U.S. Highway 380) McKinney, Texas 75069 972-562-3959 972-542-5751 fax

> NOTE: THE LOTS LISTED IN THIS TITLE BLOCK ARE TAKEN FROM COLLIN COUNTY APPRAISAL DISTRICT MAP AND ARE NOT ON ANY RECORDED PLAT.

ZONING EXHIBIT

0.717 ACRE LOT 9B, 9C, 8A & 8B PART OF LOT 9A, 9D & 8C J. G. FITZHUGH 2ND ADDITION MARY STANDIFER SURVEY ABSTRACT NO. 811 MCKINNEY, TEXAS 75069 COLLIN COUNTY, TEXAS SURVEY DATE: 6-8-2020

ACCORDING TO FEMA MAP NO. 48085C0280 J, DATED 6-2-2009, LOTS 1-4, BLOCK A SHOWN HEREON ARE NOT IN THE 100 YEAR FLOOD PLAIN.

CONTROLLING MONUMENTS: 5/8-INCH IRON PIN FOUND AT NORTHWEST CORNER

0.004 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20080408000417040 AND

5/8-INCH IRON PIN FOUND AT SOUTHWEST CORNER OF 0.015 ACRE TRACT

BEARING BASE: WEST LINE OF R.O.W. PARCEL IN CLERK'S FILE NO.

20080408000417030, AND 20080408000417050.

RECORDED AS CLERK'S FILE NO. 20080408000417050.

581 TALIA CIRCLE FAIRVIEW, TEXAS 75069 SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117

MCKINNEY, TEXAS 75069

972-562-3959

972-542-5751 FAX

1101 W. UNIVERSITY DRIVE(U.S. HIGHWAY 380)

OWNER: OMIDAN INC.