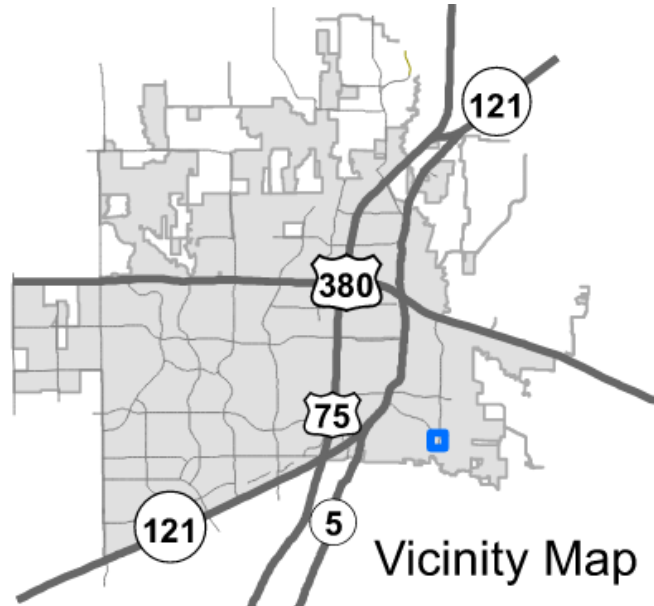
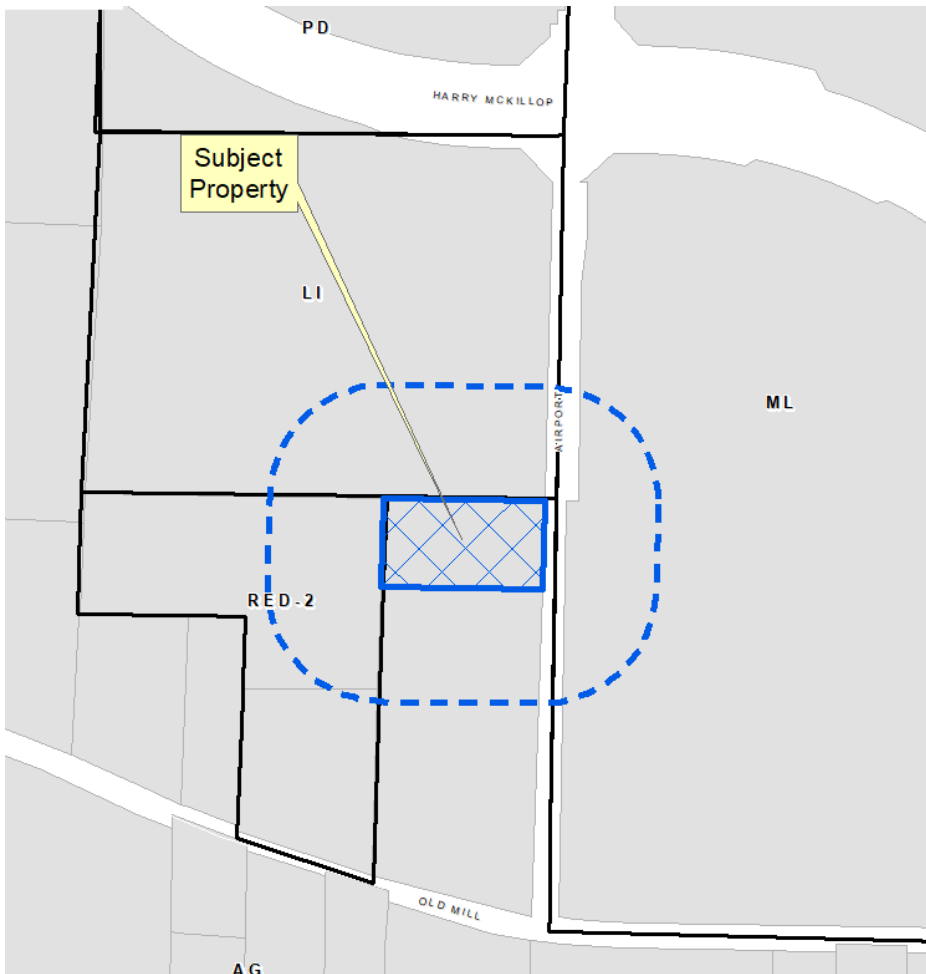


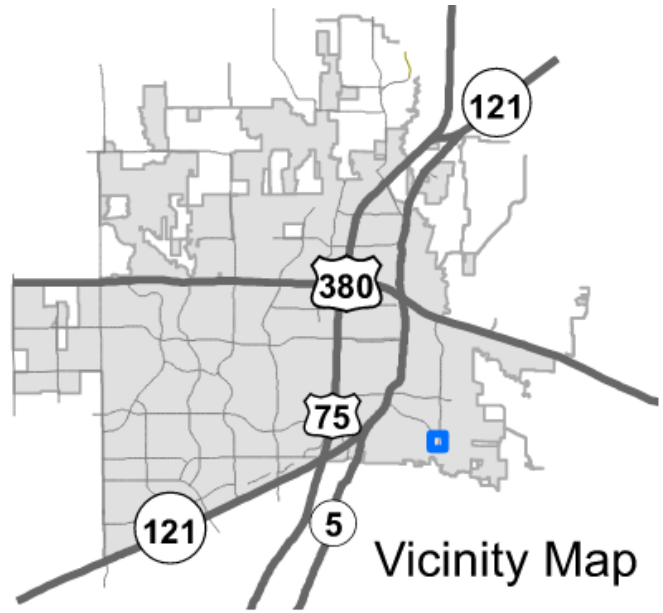
McKinney Industrial Airport Dr Rezone

22-0054Z

Location Map



Aerial Exhibit



Proposed Zoning Exhibit

DESCRIPTION OF PROPERTY SURVEYED:

BEING a 1.2839 acre (86,028 square foot) tract of land situated in the P.T. Duffay Survey, Abstract No. 287, City of McKinney, Collin County, Texas, said tract being all of that tract of land described as Tract Two in Warranty Deed with a Conveyance Priority Right of Remedyship Agreement by Robert G. Egan and Susan K. Egan recorded by Instrument No. 201801180000320 of the Official Public Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a 12-inch iron rod with "WMS1714" cap found in the west right-of-way line of S. Airport Road (a variable width right-of-way), said point being the southeast corner of Lot 1, Block A, McKinney Airport Center Addition, an addition to the City of McKinney according to the plan recorded by Instrument No. 20211228010004700 of said Official Public Records;

THENCE South 91°10'38" West, along the said west line of S. Airport Road, a distance of 178.06 feet to a 5/8-inch iron rod with cap stamped "MHA" set for corner; from said point a 12-inch iron rod with cap stamped "TSC 187" found bears South 78°32'47" East, a distance of 103.00 feet;

THENCE North 89°30'00" West, departing the said west line of S. Airport Road, a distance of 320.30 feet to a 5/8-inch iron rod with cap stamped "MHA" set for corner;

THENCE North 32°11'12" East, a distance of 153.61 feet to a 5/8-inch iron rod with cap stamped "MHA" set for corner in the south line of said Lot 1;

THENCE South 89°30'00" East, along the said south line of Lot 1, a distance of 519.38 feet to the **POINT OF BEGINNING** and containing 95,309 square feet or 1.2839 acres of land, more or less.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

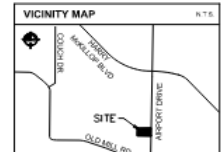
Pursuant to Commitment for Title Insurance, provided by Title Resources Guaranty Company, GP, No. 211936-RMCA, effective date November 5, 2021, issued November 18, 2021.)

1(a) Due to the vague description, the surveyor is unable to determine the location of the American Telephone and Telegraph Company right-of-way easement recorded in Volume 375, Page 110 of the Deed Records of Collin County, Texas.

1(b) Due to the vague description, the surveyor is unable to determine the location of the Texas Power & Light Company right-of-way easement as recorded in Volume 334, Page 370 of the Deed Records of Collin County, Texas.

NOTES:

- According to Community Panel No. 4808800060, dated June 2, 2009 of the National Flood Insurance Program Map Flood Insurance Study Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, the flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, special floods can occur and flood heights may be increased by man-made or natural causes. This flood statement shall create liability on the part of the surveyor.
- The surveyor does not provide a determination or opinion concerning the location of existing wetlands, such as, but not limited to, riparian wetland areas, vernal pools, and other wetland areas, and environmental conditions or geological issues. No warranty is made concerning the availability of the maps used for any intended use, purpose or development.
- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 based on observations made on April 21, 2022 with an approved control station factor of 1.90016271.

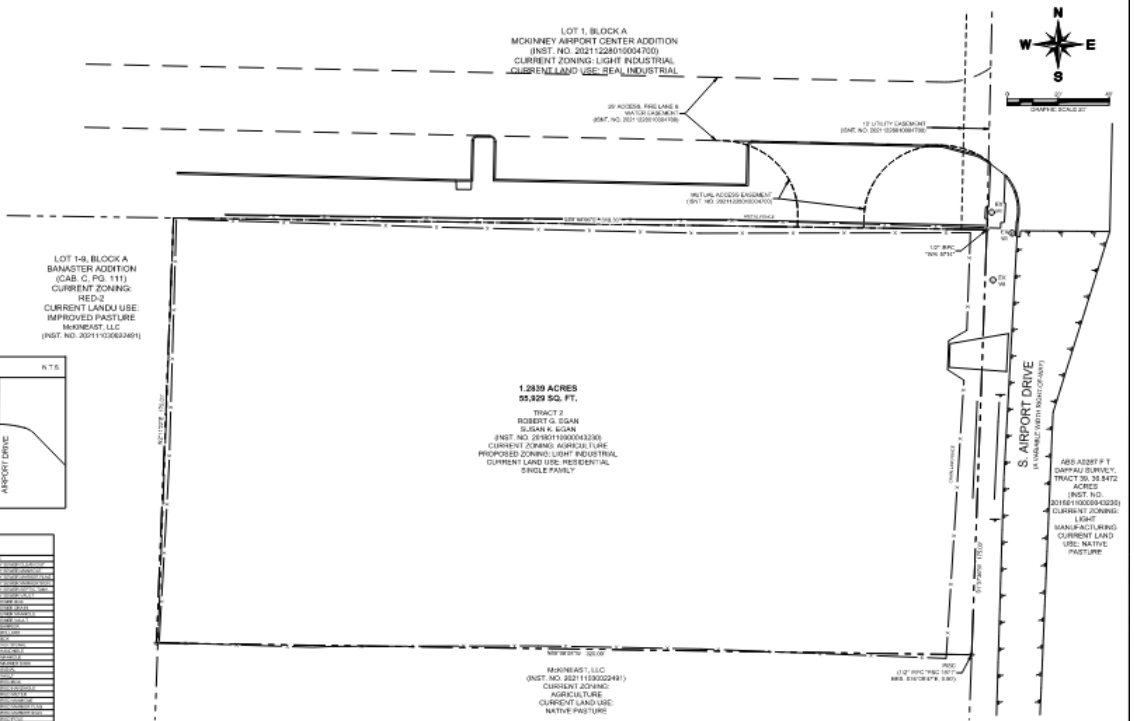


LEGEND

Symbol	Description
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LINE TYPE LEGEND

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ZONING EXHIBIT
1.2839 ACRES
F.T. DUFFAY SURVEY,
ABSTRACT NO. 287
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS



ENGINEER: Kimley-Horn Associates
262 East Davis, Suite 900
McKinney, Texas 75069
469-201-2200
Contract: John Tedesco, P.E.
DINWIDDIE, Susan and Robert Egan
3740 Elm 540
McKinney, Texas 75069
855-412-4547
Contract: Brock Mueller

266 East Davis Street, Suite 100
McKinney, TX 75069
FORM # 1018-0100
FIRM # 1018-0100
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