

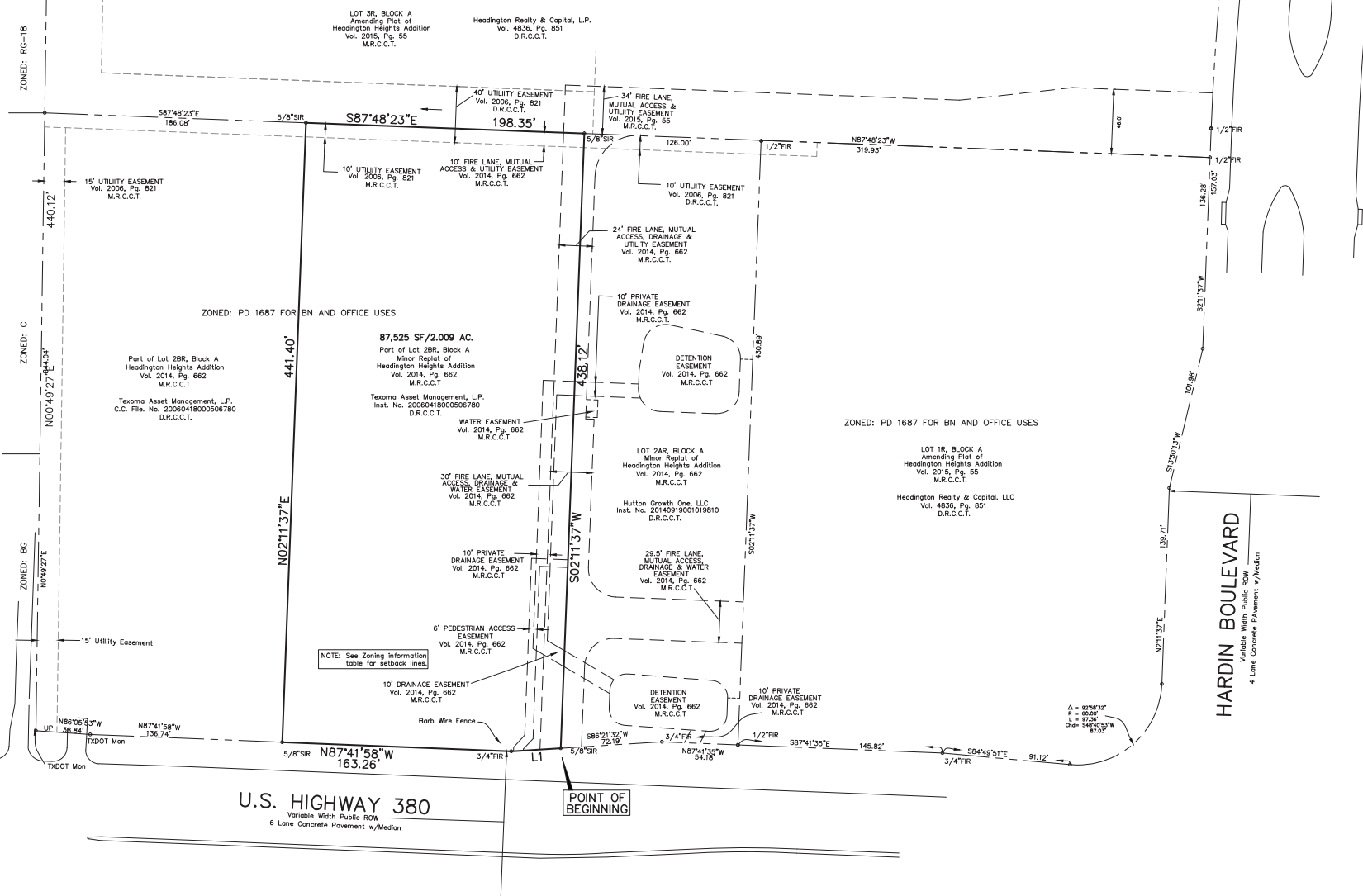
**LEGEND**

- FIR Found Iron Rod
- SIR Set Iron Rod
- MON Monument
- UP Utility Pole
- A Anchor
- EM Electric Meter
- FH Fire Hydrant
- WV Water Valve
- SSMH Sanitary Sewer Manhole
- SD Storm Drain
- TEL Telephone Pedestal
- TB Telephone Box
- TV Telephone Vault
- TCM Telephone Cable Marker
- SGN Sign

ZONING INFORMATION		
ZONING DISTRICT:	PD 1687 for BN and OFFICE USES	
MINIMUM LOT AREA:	N/A	N/A
MINIMUM LOT FRONTAGE:	50 FEET	N/A
MINIMUM LOT WIDTH:	50 FEET	N/A
MAXIMUM BUILDING COVERAGE:	70%	50%
MINIMUM SETBACK:	25 FEET	50 FEET
FRONT:	25 FEET	50 FEET
SIDE:	0 FEET	0 FEET
REAR:	20 FEET	0 FEET
PARKING PROVIDED:	N/A VACANT	
SOURCE OF INFORMATION:	CITY OF MCKINNEY PLANNING DEPT.	
*SETBACK VARIES DEPENDING ON ADJACENT USE - SEE ZONING ORDINANCE FOR MORE SPECIFIC INFORMATION		

NUM	BEARING	DISTANCE
L1	S86°21'32"W	35.28'

ZONED: PD 1687 FOR BN AND OFFICE USES



**LEGAL DESCRIPTION**

Being a 87,525 square feet or a 2.009 acre tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, said tract being part of Lot 2BR, Block A, Minor Replat of Headington Heights Addition, Lots 2AR and 2BR, Block A, an addition to the City of McKinney, Collin County, Texas, according to the map thereof recorded in Volume 2014, Page 662, Map Records of Collin County, Texas, said tract being part of a tract of land conveyed to Texoma Asset Management, L.P. by deed recorded in County Clerk Instrument Number 20060418000506780, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod for a corner in the north line of U.S. Highway 380, a/k/a University Boulevard (a variable width right of way), said point being the common south corner of said Lot 2AR and Lot 2BR;

THENCE, S 86°21'32" W, with the north line of U.S. Highway 380, a distance of 35.28 feet to a found 3/4 inch iron rod for a corner;

THENCE, N 87°41'58" W, continuing with the north line of U.S. Highway 380, a distance of 163.26 feet to a set 5/8 inch iron rod for a corner;

THENCE, N 02°11'37" E, departing the north line of U.S. Highway 380 and crossing said Lot 2BR, a distance of 441.40 feet to a set 5/8 inch iron rod for a corner in the common line of said Lot 2BR and Lot 3R, Block A of Amending Plat of Headington Heights Addition as recorded in Volume 2015, Page 55, Map Records of Collin County, Texas;

THENCE, S 87°48'23" E, with the common line of said Lots 2BR and 3R, a distance of 198.35 feet to a set 5/8 inch iron rod for a corner, said point being the common north corner of said Lots 2AR and 2BR;

THENCE, S 02°11'37" W, with the common line of said Lots 2AR and 2BR, a distance of 438.12 feet to the Point of Beginning.

**ZONING EXHIBIT**