

(CALLED 11.759 ACRES)
 POINTE HARDIN, LLC
 INST. NO. 20170303000284800
 O.P.R.C.C.T.
 ZONING: C - PLANNED CENTER
 LAND USE: VACANT/UNDEVELOPED

McKINNEY RANCH PKWY

VARIABLE WIDTH ROW

(CALLED 1.4554 ACRE TRACT)
 CITY OF MCKINNEY
 VOL. 5566, PG. 2762
 DIRECT

RIGHT OF WAY WARRANT DEED
 1/2" FIR W/
 "4613" CAP

1/2" FIR N89°06'48"E 318.32' 1/2" FIR W/ "HALFF" CAP S89°09'50"E 166.32' 1/2" FIR W/ "HALFF" CAP N89°06'48"E 152.03' 1/2" FIR W/ "HALFF" CAP S87°02'25"E 149.08'

POINT OF BEGINNING
 N: 7109449.85
 E: 2530415.34

L=103.64'
 R=66.00'
 Δ=89°58'25"
 CB=S45° 54' 00"E
 CL=93.32'

L=111.09'
 R=1470.00'
 Δ=4°19'47"
 CB=S03° 04' 41"E
 CL=111.06'

L=139.70'
 R=1403.00'
 Δ=5°42'18"
 CB=S02° 23' 25"E
 CL=139.64'

1/2" FIR W/
 "4613" CAP

1/2" FIR W/
 "4613" CAP

1/2" FIR W/
 "4613" CAP

S00°27'44"W 190.05'

SOUTH HARDIN BLVD.

VARIABLE WIDTH ROW

(CALLED 2.652 ACRE TRACT)
 CITY OF MCKINNEY
 VOL. 5566, PG. 2762
 DIRECT
 RIGHT OF WAY WARRANT DEED
 09/22/2008

(CALLED 36.970 ACRES)
 MCKINNEY INDEPENDENT
 SCHOOL DISTRICT
 INST. NO. 20110928001034940
 O.P.R.C.C.T.
 SPECIAL WARRANTY DEED
 9/28/2011
 MCKINNEY ISD DISTRICT-WIDE STADIUM
 ZONING: GC - GOVERNMENT COMPLEX
 LAND USE: INSTITUTIONAL

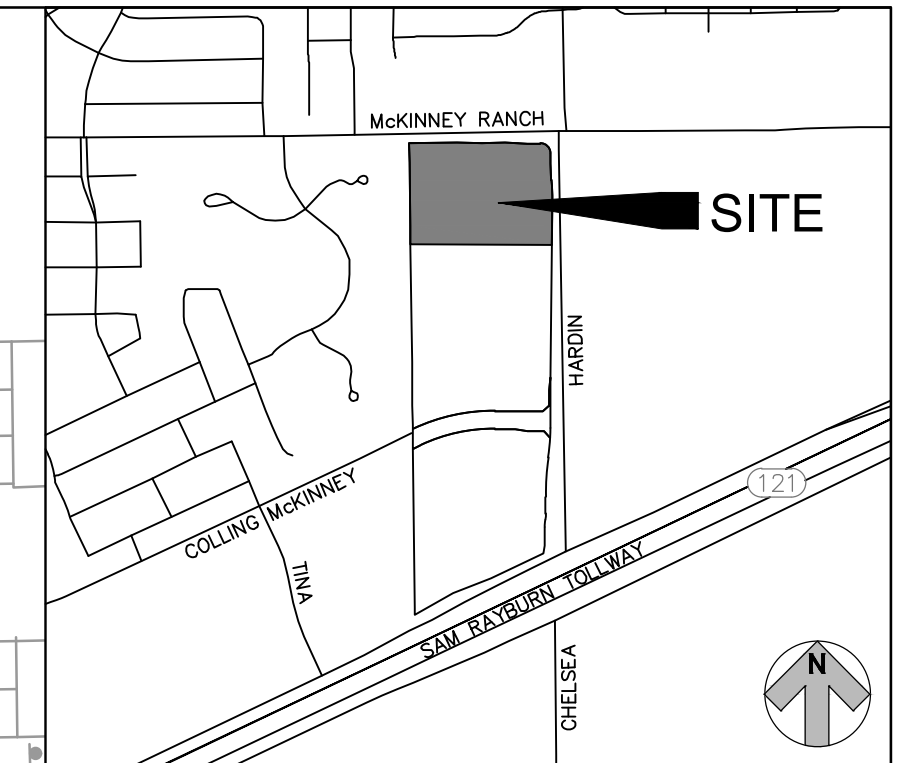
12.43 ACRES
 EASTGROUP TRS, INC.
 INST. NO. 20210108000044450
 O.P.R.C.C.T.
 WARRANTY DEED
 01/08/2021

EXISTING ZONING: C - PLANNED CENTER
 EXISTING LAND USE: VACANT/UNDEVELOPED
 PROPOSED ZONING: PD - PLANNED DEVELOPMENT

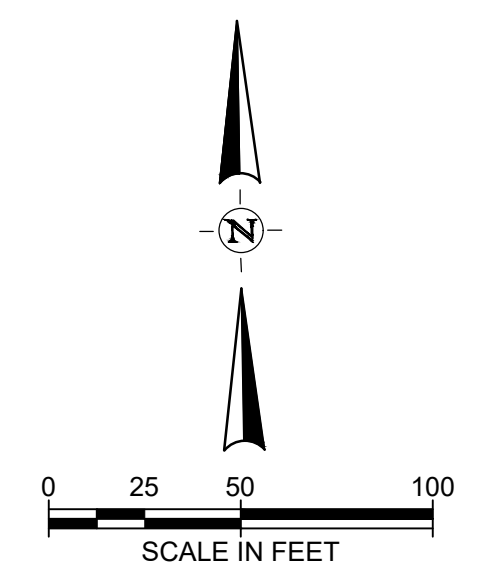
(CALLED 40.070 ACRE TRACT)
 EASTGATE GROUP, L.P.
 INST. NO. 20201215002253600
 O.P.R.C.C.T.
 SPECIAL WARRANTY DEED
 12/15/2020

ZONING: PD - PLANNED DEVELOPMENT
 LAND USE: WAREHOUSE

ESOM HARRIS SURVEY,
 ABSTRACT NUMBER 400



LOCATION MAP
 N.T.S.



HORSESHOE BEND
 ESTATES
 VOL. B, PG. 246
 FILED: 11/08/1978
 HORSE SHOW BEND ESTATES
 ZONING: RED-2 -
 RESIDENTIAL ESTATES
 LAND USE: SINGLE FAMILY
 RESIDENTIAL

N00°42'08"W 573.73'

N90°00'00"W 942.88'

FILE NAME: A:\37000s\37816003\LD\CADD\Sheets\Exhibits\Zoning Exhibit.dwg DATE: September 17, 2024, TIME: 11:40 AM, USER: ak4569

MCKINNEY 121
 PHASE 3
 MCKINNEY, TX
EASTGROUP PROPERTIES
 7301 N. STATE HIGHWAY 161
 IRVING, TX 75039



REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
 KAYLIE E. FLYNN 135900
 NAME PE LICENSE NO.
 9/17/2024
 DATE
 TBPELS F-4312 TX
 FIRM / BUSINESS NO. STATE

PROJECT NO.: 37816.003
 ISSUED: --
 DRAWN BY: CAD
 CHECKED BY: KEF
 SCALE: 1" = 50'
 SHEET TITLE:

ZONING EXHIBIT
 EXH-1