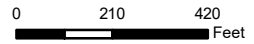


Location Map
ZONE2022-0056



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

METES AND BOUNDS DESCRIPTION

WHEREAS, RL6015, LP is the owner of that certain tract of land situated in the City of McKinney, in the W.S. Richardson Survey, Abstract No. 747 of Collin County, Texas and being all of Lot 1, Block C of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet C, Page 46, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to RL6015, LP, recorded in Document No. 20181004001242700, Deed Records, Collin County, Texas (D.R.C.C.T.) and all of that certain called 1.778 acre tract of land (former railroad right-of-way) described in a Quitclaim Deed recorded in Document No. 20080617000736900, D.R.C.C.T. and said tracts being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the southeast right-of-way line of Couch Drive (60' wide right-of-way) for the northwest corner of the above described Lot 1, Block C and same being the southwest corner of Lot 2B, Block C of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the Replat thereof, recorded in Cabinet I, Page 582, P.R.C.C.T.;

THENCE: South 87 deg. 50 min. 00 sec. East, departing from said Couch Drive, along the common line of said Lots 1 and 2B, a distance of 1,201.10 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1 and the southeast corner of said Lot 2B and said point being on the west line of that certain tract of land described in a deed to Bramblewood Associates, Ltd., recorded in Volume 5401, Page 6658, D.R.C.C.T.;

THENCE: South 01 deg. 27 min. 41 sec. East, along the common line of said Lot 1 and said Bramblewood tract, at a distance of 359.4, passing the southeast corner of said Lot 1 and the northeast corner of said 1.778 acre tract and continuing along the east line of said 1.778 acre tract for a total distance of 409.59 feet to a 1/2 inch iron rod, topped with a plastic cap, stamped "Bowden 4776", found for the southeast corner of said 1.778 acre tract and same being an inside ell corner of Lot 2, Block D of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Cabinet 2008, Page 466, P.R.C.C.T.;

THENCE: North 87 deg. 47 min. 53 sec. West, along the common line of said 1.778 acre tract and said Lot 2, at a distance of 625.21 feet, passing a 1/2 inch iron rod, topped with a plastic cap, stamped "Bowden 4776", found for the northwest corner of said Lot 2, Block D and the northeast corner of Lot 1R, Block D of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the Record Plat thereof, recorded in Cabinet 2008, Page 466, P.R.C.C.T. and continuing along the common line of said 1.778 acre tract and Lot 1R, Block D for a total distance of 1,312.28 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right, having a radius of 407.04 feet, a central angle of 36 deg. 01 min. 11 sec. and a chord that bears North 70 deg. 03 min. 34 sec. West - 251.70 feet;

THENCE: Continuing along the common line of said 1.778 acre tract and Lot 1R and with said curve to the right, an arc distance of 255.89 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", found for the southwest corner of said 1.778 acre tract and the northwest corner of said Lot 1R, Block D, on the east right-of-way line of the above described Couch Drive;

EXHIBIT B

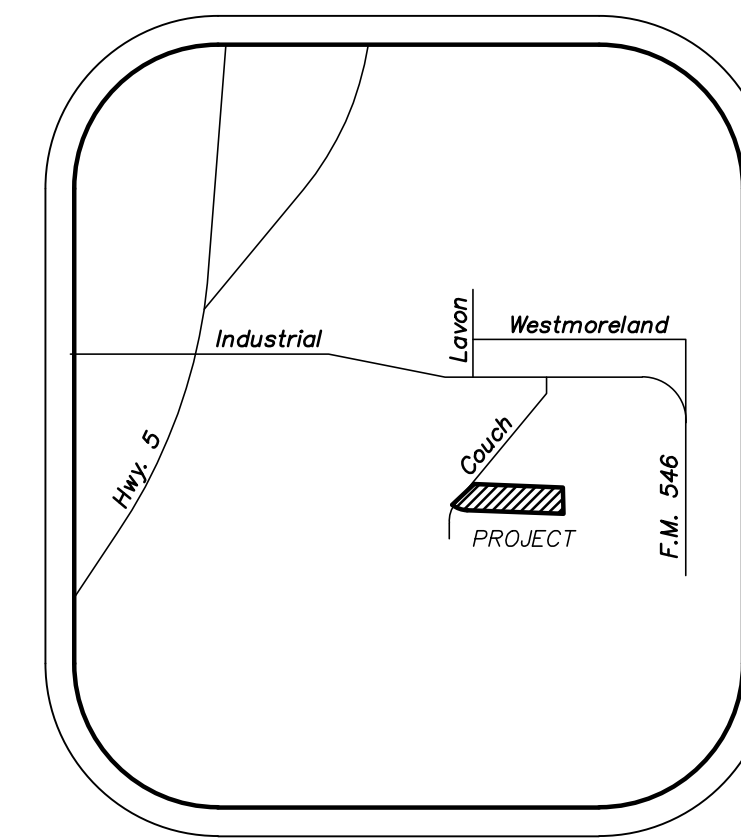
THENCE: North 46 deg. 37 min. 37 sec. East, along the common line of said Couch Drive, said 1.778 acre tract and said Lot 1, Block C, a distance of 463.93 feet to the POINT OF BEGINNING and containing 565,734 square feet or 13.056 acres of land.

EXHIBIT C

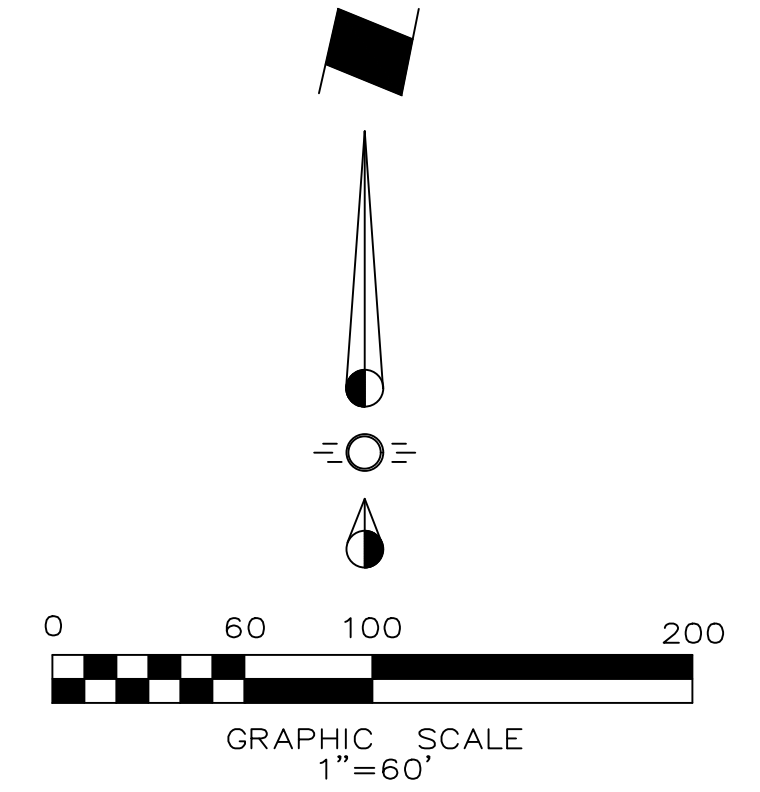
LEGEND

- ▬▬▬▬ Limits of Zoning
- POB Point of Beginning

Area Information:
13.056 Acres located in the
City of McKinney, Collin
County, Texas.



VICINITY MAP
NTS



USE: LONE STAR REEL
ZONED: ML
TX55 RE LLC
INSTR. NO. 20181008010004670
(D.R.C.C.T.)

USE: VACANT
ZONED: ML
PRIMO MICROPHONE INC
VOL. 1174, PG. 21
(D.R.C.C.T.)

USE: QUIKCRETE
ZONED: ML
PRESTON 56 LP
INSTR. NO. 20080429000510890
(D.R.C.C.T.)

POB

USE: AIDAN GRAY
ZONED: MH
NELSON GRAY HOLDINGS LLC
INSTR. NO. 20141113010003820
(D.R.C.C.T.)

$\Delta=36^{\circ}01'11''$
 $R=407.04'$
 $L=255.89'$
 $CB=N 70^{\circ}03'34'' W$
 $CL=251.70'$

USE: WISTRON
ZONED: MH
WISTRON GREENTECH (TEXAS)
INSTR. NO. 20121005001267790
(D.R.C.C.T.)

USE: VACANT
ZONED: MH
MCKINNEY NATIONAL LAND
RESERVE LLC
INSTR. NO. 20180621000767150
(D.R.C.C.T.)

USE: MOBILE HOME PARK
ZONED: MP
BRAMBLEWOOD ASSOCIATES LTD
VOL. 5401, PG. 6558
(D.R.C.C.T.)

PROPOSED ZONING: LI

Area = 568,734 sq.ft. or
13.056 Acres

BLOCK C

79838 Sq. Ft.
1.827 Acres
In R.O.W. Dedication

RECOVERY WAY
(R.O.W.)

RL6015, LP
Doc. No. 20181004001242700
D.R.C.C.T.

LOT 1, BLOCK C
MCKINNEY INDUSTRIAL PARK NO. 2
Sub. C, Pg. 46
P.R.C.C.T.

BENCHMARK:

COM-44 = Aluminum Disc on concrete inlet
approximately 1/3 mile East of St. Highway 5
on FM Road 546. Elev. = 594.845

BM-1 = "X" in northeast corner of concrete
curb inlet on the east side of Couch Drive
and near the northwest corner of the subject
property. Elev.=588.31

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS		
1720 W. Virginia Street 972.562.4409		McKinney, Texas 75069 Texas P.E. Firm No. F-5935
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=60'

ZONING EXHIBIT

JORDAN TOWING

RL6015, LP

City of McKinney, Texas

Sheet No.

ZE

Project No.
19006