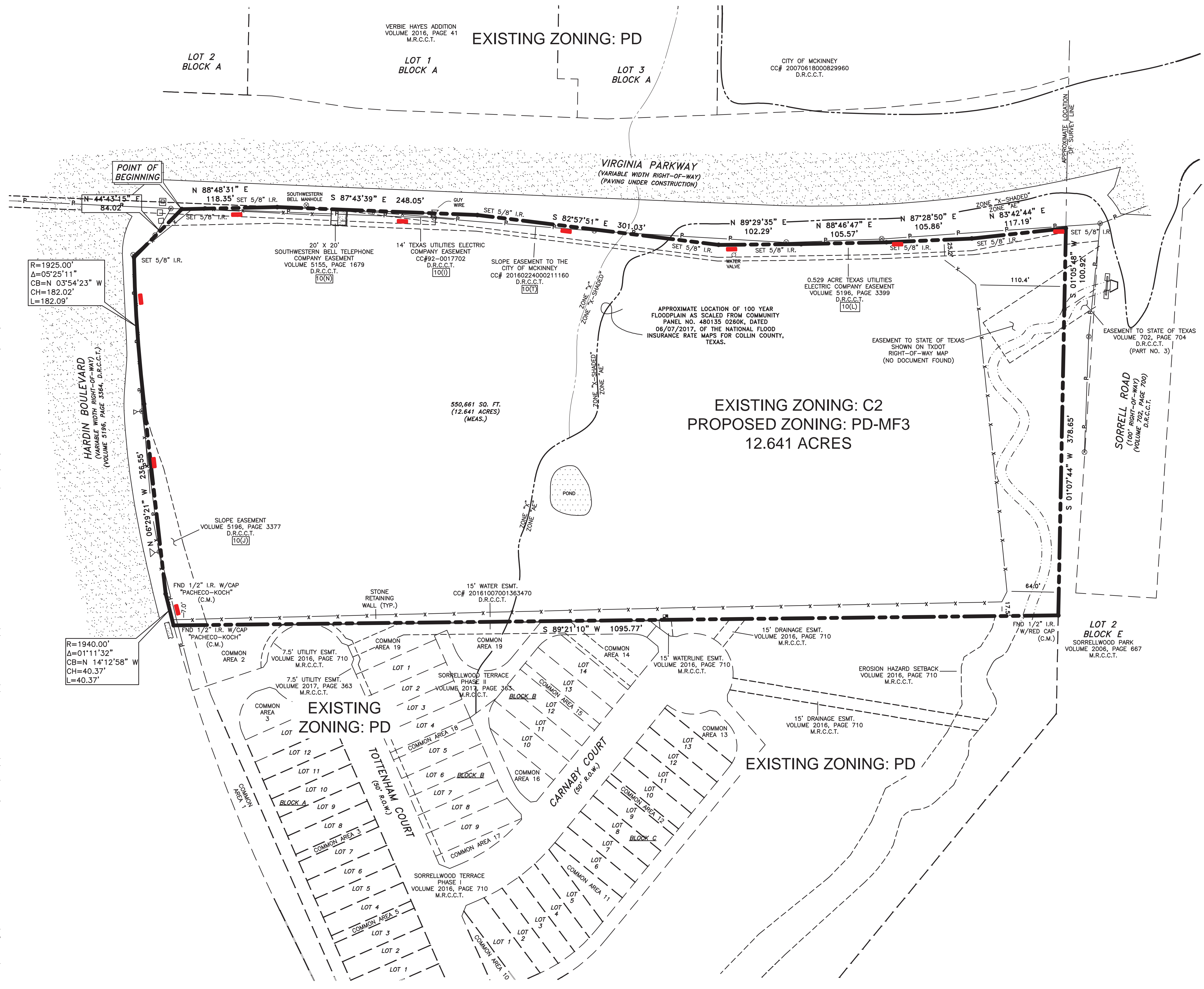
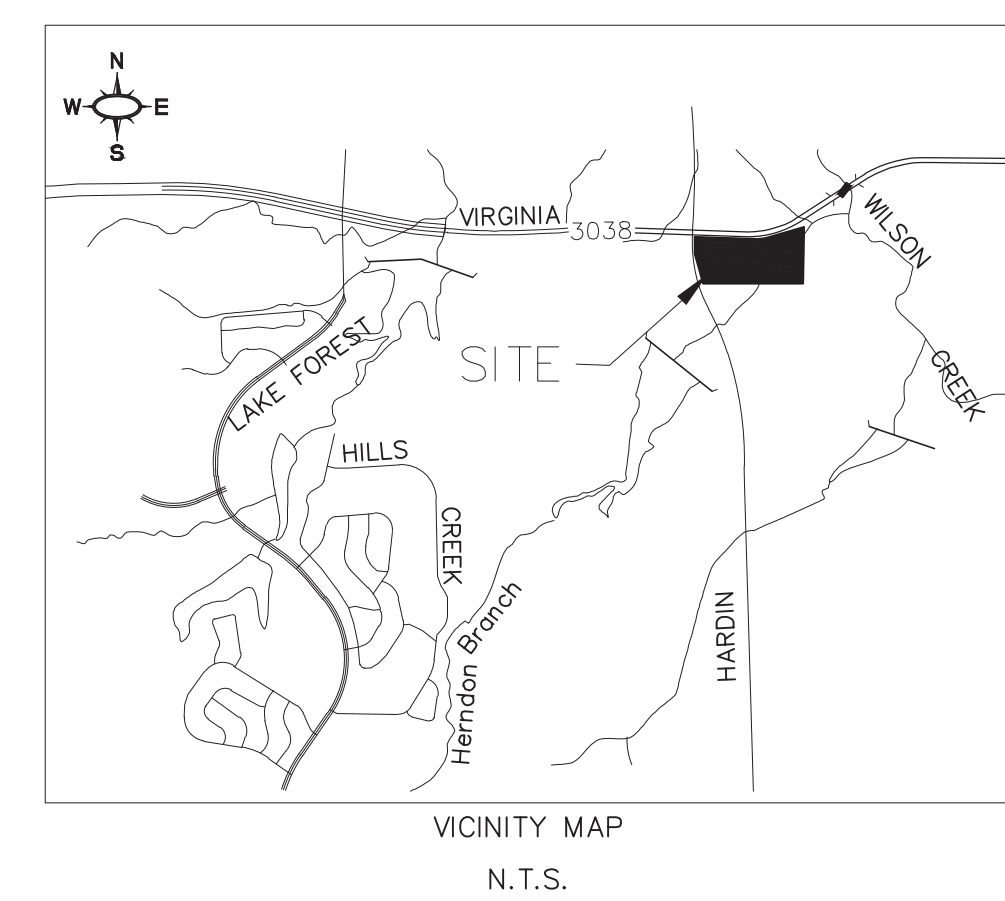
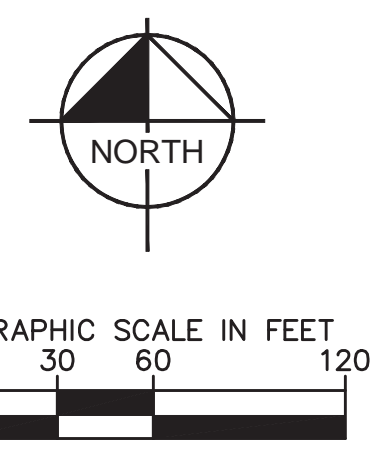


PLANNED BY: KIMLEY-HORN AND ASSOCIATES, INC.
 DRAWN BY: MICHAEL J. HORN
 CHECKED BY: MICHAEL J. HORN
 DATE: 11/23/2023 10:53 AM
 PROJECT NO: 202301001
 SHEET NO: 101

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and disapproval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



EXISTING ZONING: C2
PROPOSED ZONING: PD-MF3
12.641 ACRES

PROPERTY DESCRIPTION:
 BEING SITUATED IN THE JAMES HERNDON SURVEY, ABSTRACT NO. 391, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING A PART OF A CALLED 45.75 ACRE TRACT OF LAND DESCRIBED IN A DEED TO U.S. CRUTCHER OF RECORD IN VOLUME 124, PAGE 43, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF LINE OF SAID VIRGINIA PARKWAY THE FOLLOWING BEARINGS AND DISTANCES:
 NORTH 88°48'31" EAST, A DISTANCE OF 118.35 FEET TO A 5/8" IRON ROD SET FOR CORNER;
 SOUTH 87°43'39" EAST, A DISTANCE OF 248.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;
 SOUTH 82°57'51" EAST, A DISTANCE OF 301.03 FEET TO A 5/8" IRON ROD SET FOR CORNER;
 NORTH 89°29'35" EAST, A DISTANCE OF 102.29 FEET TO A 5/8" IRON ROD SET FOR CORNER;
 NORTH 88°46'47" EAST, A DISTANCE OF 105.57 FEET TO A 5/8" IRON ROD SET FOR CORNER;
 NORTH 87°28'50" EAST, A DISTANCE OF 105.86 FEET TO A 5/8" IRON ROD SET FOR CORNER;
 NORTH 83°42'44" EAST, A DISTANCE OF 117.19 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01°05'48" WEST, A DISTANCE OF 100.92 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST WESTERLY NORTHWEST CORNER OF LOT 2, BLOCK E, OF SORRELLWOOD PARK, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2006, PAGE 667, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 01°07'44" WEST CONTINUING ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 378.65 FEET TO A 1/2" IRON ROD WITH RED CAP FOUND FOR CORNER AT THE NORTHEAST CORNER OF SORRELLWOOD TERRACE PHASE I, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2016, PAGE 710, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°21'10" WEST ALONG THE SOUTH LINE OF SAID U.S. CRUTCHER TRACT AND THE NORTH LINE OF SAID SORRELLWOOD TERRACE PHASE I ADDITION, A DISTANCE OF 1095.77 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PACHECO-KOCH FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF, IN THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 0°11'32" AND A CHORD WHICH BEARS NORTH 14°12'58" WEST, A DISTANCE OF 40.37 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, AN ARC DISTANCE OF 40.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PACHECO-KOCH FOUND FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH 06°29'21" WEST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, A DISTANCE OF 236.55 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 0°25'11" AND A CHORD WHICH BEARS NORTH 03°54'23" WEST, A DISTANCE OF 182.02 FEET;

THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, AN ARC DISTANCE OF 182.09 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH 44°43'15" EAST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, A DISTANCE OF 84.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 550,661 SQUARE FEET OR 12.641 ACRES OF LAND.

No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2580 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	DATE	DATE	SCALE	AS SHOWN	DESIGNED BY	MTD	DSA	DRAWN BY	MTD	CHECKED BY
064518902										

SEC VIRGINIA PKWY. & HARDIN BLVD.
ZONING EXHIBIT
 MCKINNEY, TEXAS

MCKINNEY
 Unique by nature.SM

SHEET NUMBER