

SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: VACANT

SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: VACANT

SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: BOBCAT OF DALLAS

SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: RV STORAGE

SITE DATA  
 EXISTING ZONING: AG  
 EXISTING LAND USE: VACANT

LOT 1, BLOCK A  
 KSMI PROPERTIES LLC  
 CALLED 11.653 AC  
 INSTRUMENT NO. 20180830001094680  
 O.P.R.C.C.T.  
 SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: VACANT  
 PROPOSED ZONING: PD

SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: VACANT

SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: SINGLE FAMILY

SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: VACANT

SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: SELF STORAGE

SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: SINGLE FAMILY

SITE DATA  
 EXISTING ZONING: NOT IN CITY LIMITS  
 EXISTING LAND USE: COLLIN COUNTY FIRE EQUIPMENT

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

# KIRBY SMITH STATE HIGHWAY 5

## ZONING EXHIBIT

Scale: SEE GRAPHIC SCALE
Designed by: CDR
Drawn by: CDR
Checked by: RCG
Date: 1/31/2022
Project No.: 02148.001

## EXHIBIT



WHEREAS KSMI PROPERTIES LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE S.M. PULLIAM SURVEY, ABSTRACT NO. 706, AND BEING ALL OF A CALLED 11.653 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20180830001094680 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 5574" FOR THE SOUTHEAST CORNER OF SAID KSMI PROPERTIES TRACT, FROM WHICH A FOUND CONCRETE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MARKER (DISTURBED) BEARS NORTH 41 DEGREES 16 MINUTES 33 SECONDS EAST A DISTANCE OF 4.02 FEET, SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.858 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MELISSA STORAGE LP AS RECORDED IN INSTRUMENT NUMBER 20170206000165310 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAME ALSO BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF NORTH MCDONALD STREET (STATE HIGHWAY NO. 5) A 100 FOOT RIGHT-OF-WAY;

THENCE SOUTH 43 DEGREES 09 MINUTES 04 SECONDS WEST, ALONG SAID NORTHWEST RIGHT- OF-WAY LINE OF NORTH MCDONALD STREET, A DISTANCE OF 452.79 FEET TO AN "X" CUT FOUND IN A CONCRETE DRIVE FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID KSMI TRACT, FROM WHICH A 1 INCH IRON PIPE FOUND BEARS SOUTH 43 DEGREES 05 MINUTES 15 SECONDS WEST A DISTANCE OF 94.81 FEET, AND BEING THE MOST NORTHERLY, SOUTHEAST CORNER OF A CALLED 2.338 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TOWNSEND GROUP PROPERTIES LLC AS RECORDED IN INSTRUMENT NUMBER 20160713000896310 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 46 DEGREES 40 MINUTES 13 SECONDS WEST, ALONG THE COMMON LINE OF THE SOUTHWEST LINE OF SAID KSMI PROPERTIES TRACT AND THE NORTHEAST LINE OF SAID TOWNSEND GROUP PROPERTIES TRACT, A DISTANCE OF 323.11 FEET TO A MAG NAIL SET WITH A WASHER STAMPED "S&A TBPLS 10194352" IN A CONCRETE ON AN ELL CORNER OF SAID KSMI PROPERTIES TRACT, SAME BEING THE NORTHEAST CORNER OF SAID TOWNSEND GROUP PROPERTIES TRACT;

THENCE SOUTH 71 DEGREES 35 MINUTES 17 SECONDS WEST, 258.18 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SANCHEZ & ASSOC. TBPLS 10194352" SET ON MOST THE WESTERLY SOUTHWEST CORNER OF SAID KSMI PROPERTIES TRACT, SAME BEING THE NORTHWEST CORNER OF SAID TOWNSEND GROUP PROPERTIES TRACT, SAME ALSO BEING ON THE EAST LINE OF A CALLED

23.572 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOHN BASS AND FELIX DIAZ AS RECORDED IN INSTRUMENT NUMBER 20190523000587000 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;  
 THENCE NORTH 00 DEGREES 21 MINUTES 48 SECONDS WEST, ALONG THE COMMON LINE OF THE WEST LINE OF SAID KSMI PROPERTIES TRACT AND THE EAST LINE OF SAID WOOLARD TRACT, A DISTANCE OF 16.90 FEET TO A 5/8 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 4071" ON THE MOST SOUTHERLY NORTHWEST CORNER OF SAID KSMI PROPERTIES TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 3.297 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BASS FAMILY INVESTMENTS LLC AS RECORDED IN INSTRUMENT NUMBER 20150420000441210 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 71 DEGREES 34 MINUTES 11 SECONDS EAST, ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID BASS FAMILY TRACT AND A NORTH LINE OF SAID KSMI PROPERTIES TRACT, A DISTANCE OF 306.44 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "SANCHEZ & ASSOC. TBPLS 10194352" SET ON THE SOUTHEAST CORNER OF SAID BASS FAMILY TRACT, SAME BEING AN INSIDE ELL CORNER OF SAID KSMI PROPERTIES TRACT

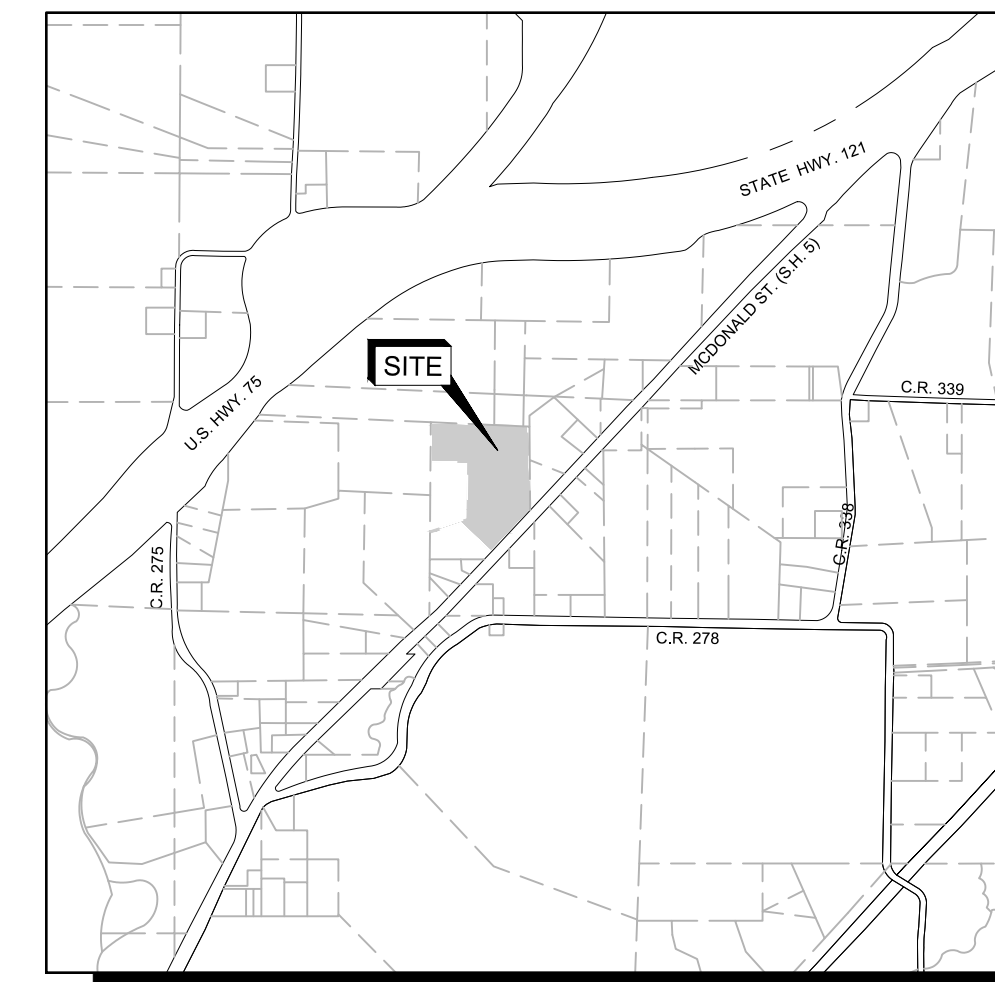
THENCE NORTH 00 DEGREES 26 MINUTES 36 SECONDS EAST, ALONG THE COMMON LINE OF THE EAST LINE OF SAID BASS FAMILY TRACT AND A WEST LINE OF SAID KSMI PROPERTIES TRACT, A DISTANCE OF 443.18 FEET TO 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 4071" FOUND ON THE NORTHEAST CORNER OF SAID BASS FAMILY TRACT, SAME BEING AND INSIDE ELL CORNER OF SAID KSMI PROPERTIES TRACT;

THENCE NORTH 89 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 290.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID BASS FAMILY TRACT, SAME BEING THE MOST NORTHERLY SOUTHWEST CORNER OF SAID KSMI PROPERTIES TRACT, SAME ALSO BEING ON THE EAST LINE OF A CALLED 10.491 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KCCI LAND DEVELOPMENT LLC AS RECORDED IN INSTRUMENT NUMBER 200806050000682210 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST, ALONG THE COMMON LINE OF THE EAST LINE OF SAID KCCI LAND DEVELOPMENT TRACT AND A WEST LINE OF SAID KSMI PROPERTIES TRACT, A DISTANCE OF 304.37 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID KCCI LAND DEVELOPMENT TRACT, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID KSMI PROPERTIES TRACT, SAME ALSO BEING ON THE SOUTH LINE OF A CALLED 26.155 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RUDMAN REAL ESTATE PARTNERSHIP LTD AS RECORDED IN VOLUME 744, PAGE 568 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 88 DEGREES 24 MINUTES 33 SECONDS EAST, ALONG THE COMMON LINE OF THE NORTH LINE OF SAID KSMI PROPERTIES TRACT AND THE SOUTH LINE OF SAID RUDMAN REAL ESTATE PARTNERSHIP TRACT AND THE SOUTH LINE OF A CALLED 43.11 ACRE TRACT OF LAND DESCRIBED IN A DEED TO YONGSHIK KIM AS RECORDED IN INSTRUMENT NUMBER 20160923001279100 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, PASSING A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "HEWITT ZOLLARS" AT A DISTANCE OF 497.28 FEET AND 1.71 FEET RIGHT AND CONTINUING FOR A TOTAL DISTANCE OF 754.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID KSMI PROPERTIES TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID KIM TRACT, SAME ALSO BEING ON THE WEST LINE OF SAID MELISSA STORAGE TRACT;

THENCE SOUTH 02 DEGREES 36 MINUTES 16 SECONDS EAST, ALONG THE COMMON LINE OF THE EAST LINE OF SAID KSMI PROPERTIES TRACT AND THE WEST LINE OF SAID MELISSA STORAGE TRACT, PASSING A 3/8 INCH IRON ROD FOUND AT A DISTANCE OF 281.56 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 653.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.648 ACRES (507,376 SQUARE FEET) OF LAND, MORE OR LESS.



LOCATION MAP  
SCALE: NTS

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**KIRBY SMITH  
STATE HIGHWAY 5**

**ZONING EXHIBIT**

Scale: SEE GRAPHIC SCALE
Designed by: CDR
Drawn by: CDR
Checked by: RCG
Date: 1/31/2022
Project No.: 02148.001

**EXHIBIT**

Master Planning  
Civil Engineering  
Land Development

2000 N. McPherson Street, Suite 100  
McKinney, TX 75071  
Tel 469.424.5900  
thesanchezgroup.biz  
thesanchezgroup.biz

**SANCHEZ**  
& Associates

Certificate of Registration No. F-38605