

FILE NAME: A:\37000s\37816003\LD\CADD\Sheet\Exhibit\Zoning Exhibit_2.dwg DATE: September 11, 2024, TIME: 10:21 AM, USER: ah4569

(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. 5586, PG. 2782
 D.R.C.C.T.
 RIGHT OF WAY WARRANTY DEED

1/2" FIR W/ "HALFF" CAP N89°06'48"E 318.32'
 1/2" FIR W/ "HALFF" CAP S89°09'50"E 166.32'
 1/2" FIR W/ "4613" CAP N89°06'48"E 152.03'
 1/2" FIR W/ "HALFF" CAP S87°02'25"E 149.08'
 1/2" FIR N89°06'48"E 86.11'
 1/2" FIR W/ "4613" CAP

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
 S00°54'47"E 66.78'
 1/2" FIR

1/2" FIR W/ "4613" CAP

1/2" FIR W/ "4613" CAP

SOUTH HARDIN BLVD.
 VARIABLE WIDTH ROW

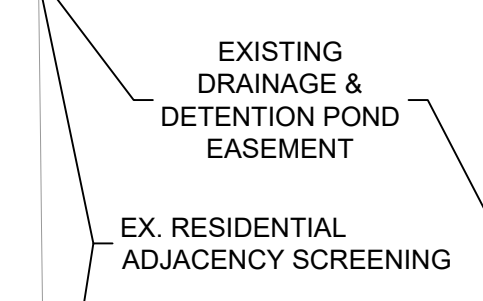
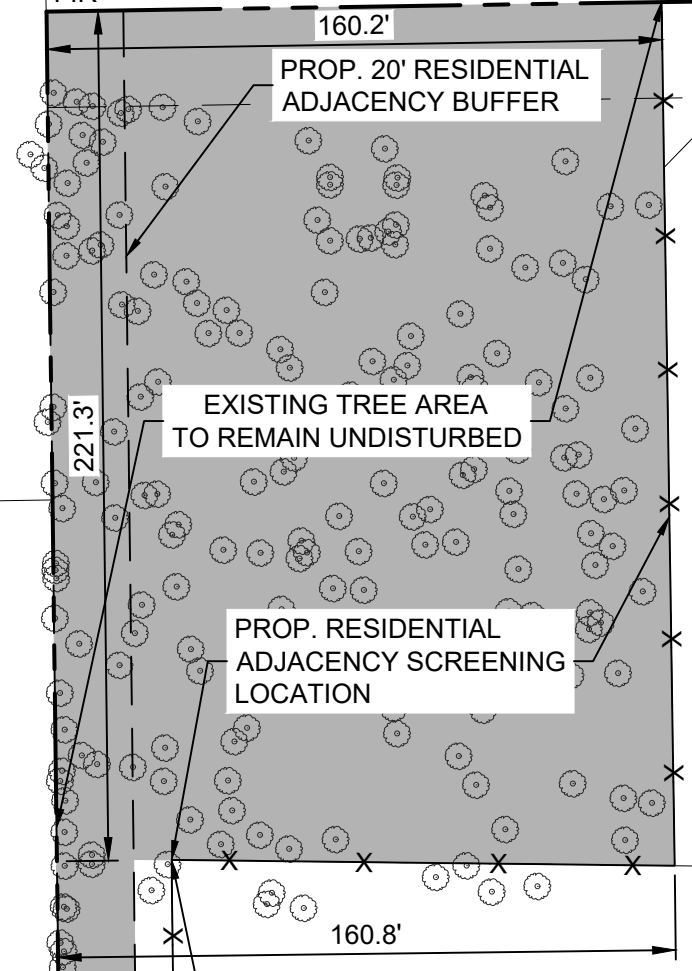
(CALLED 2.655 ACRE TRACT)
 CITY OF MCKINNEY
 VOL. 5586, PG. 1810
 D.R.C.C.T.
 RIGHT OF WAY WARRANTY DEED
 09/22/2008

(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

(CALLED 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

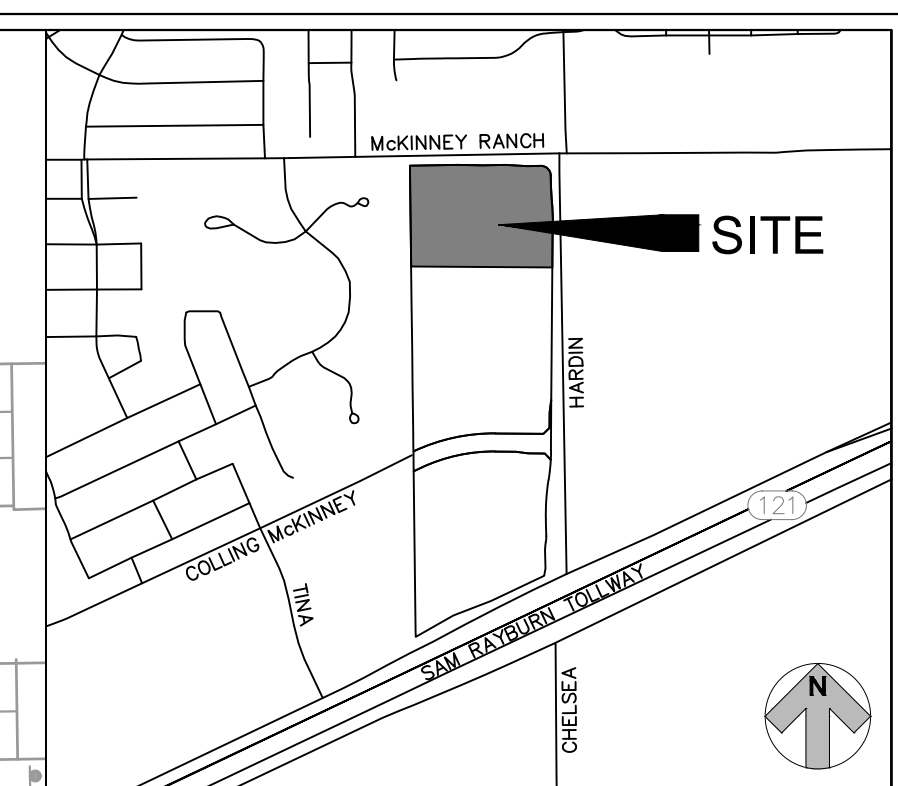
(CALLED 40.070 ACRE TRACT)
 EASTGATE GROUP, L.P.
 INST. NO. 20201215002253600
 O.P.R.C.C.T.
 SPECIAL WARRANTY DEED
 12/15/2020
 ZONING: PD - PLANNED DEVELOPMENT
 LAND USE: WAREHOUSE

ESOM HARRIS SURVEY,
 ABSTRACT NUMBER 400

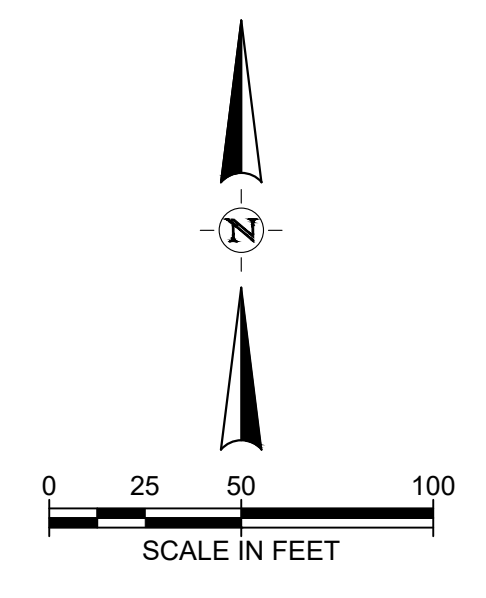


PROP. BUILDING SETBACK

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



LOCATION MAP
 N.T.S.



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.
 9/11/2024
 DATE
 TBPELS F-#312 TX
 FIRM / BUSINESS NO. STATE

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

EXISTING TREE EXHIBIT

EXH-2