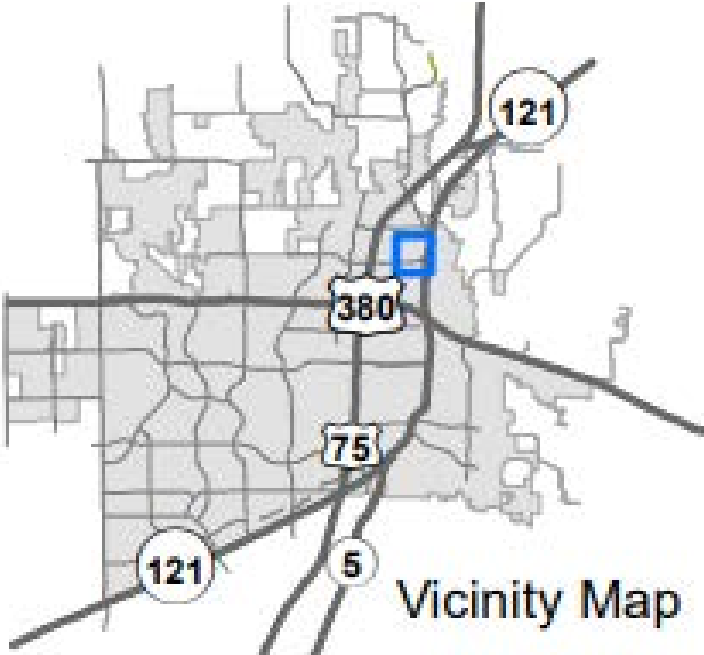
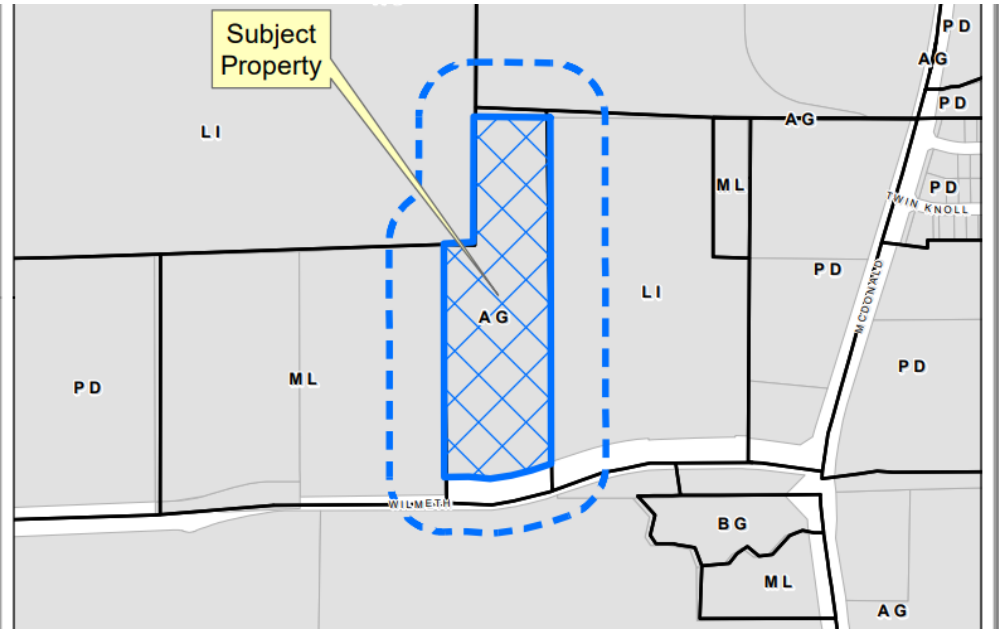


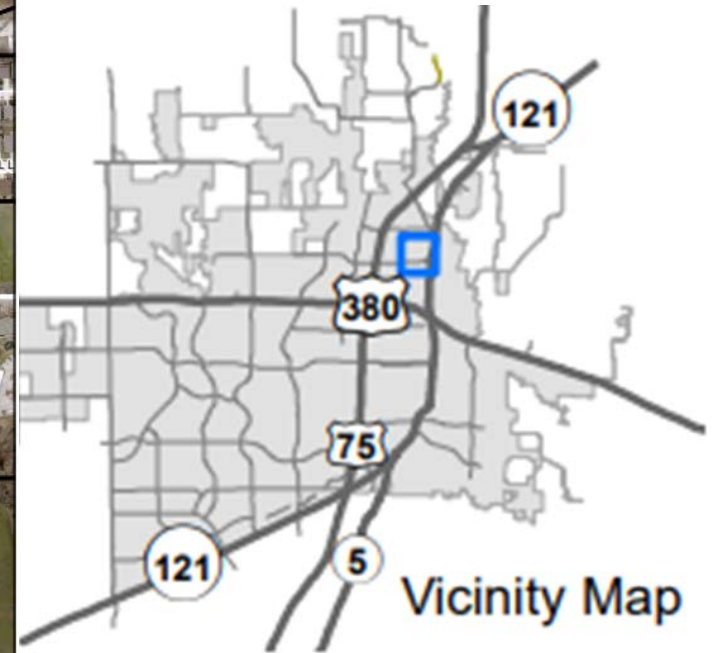
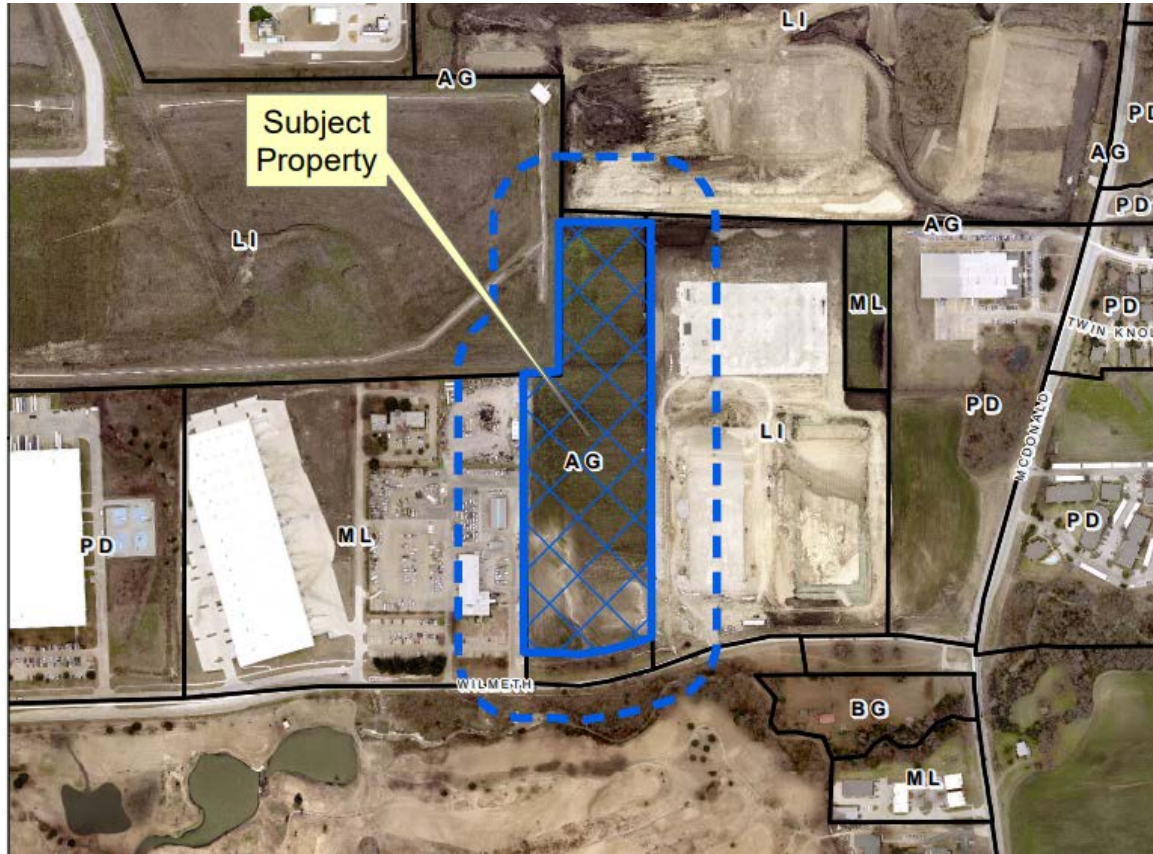
McKinney Trade Center PH II

21-0036Z

Location Map



Aerial Exhibit





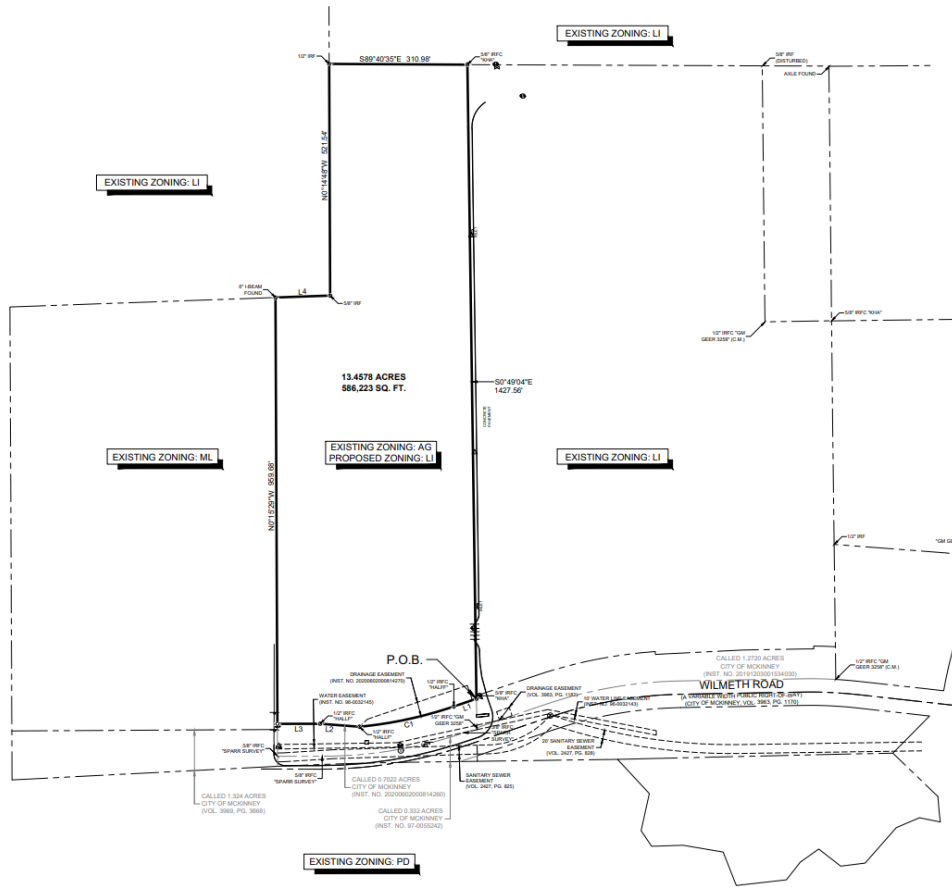
Looking south
from Wilmeth Rd



Looking north
from Wilmeth Rd

Proposed Zoning Exhibit

McKinney Trade Center - Phase II
 McKinney, Texas
 March 2021

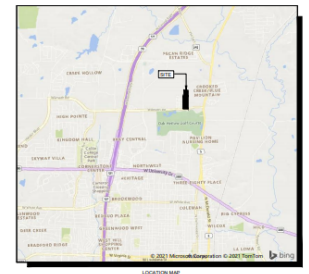
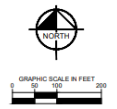


LINE TABLE

NO.	BEARING	LENGTH
L1	S87°42'33"E	58.87
L2	S87°54'21"W	96.33
L3	S87°54'21"W	96.33
L4	N87°57'36"E	123.12

CURVE TABLE

NO.	DELTA	CHORD	LENGTH	CHORD BEARING	CHORD
C1	17°17'56"	268.38	277.89	S77°13'36"W	277.89



LEGAL DESCRIPTION

BEING a part of and situated in the Tada Dorn Survey, Abstract No. 284, City of McKinney, Collin County, Texas, and being part of a called 14.231 acre tract of land described in Distribution Deed to CRM Realty, LP recorded in Instrument No. 2020091031403 in the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 58-inch iron rod with cap stamped "9045" set in the north right-of-way line of Wilmeth Road (a variable width right-of-way);

THENCE along the said north right-of-way line of Wilmeth Road the following four (4) (a):

South 71°12'41" West, a distance of 534.7 feet to a 12-inch iron rod with cap stamped "9044" found at the beginning of a tangent curve to the right having a central angle of 137°17'56", a radius of 268.38 feet, a chord bearing and distance of South 77°51'36" West, 277.20 feet;

to a southeasterly direction, with said curve to the right, an arc distance of 217.89 feet to a 12-inch iron rod with cap stamped "9046" found for corner;

North 87°57'36" West, a distance of 88.81 feet to a 12-inch iron rod with cap stamped "9048" found for corner;

South 87°54'21" West, a distance of 96.33 feet to a 12-inch iron rod with cap stamped "9046" set for corner in the west line of the said 14.231 acre tract;

THENCE departing the said north right-of-way line of Wilmeth Road, North 0°15'20" West, along the said west line of 14.231 acre tract, a distance of 268.88 feet to a 6-inch iron rod found for corner in the south line of Lot 1, Block A, Commercial Addition, an addition to the City of McKinney, Texas, according to the plat recorded in Instrument No. 2019042201001630 of the said Official Public Records;

THENCE North 87°57'36" East, along the south line of said Lot 1, Block A, a distance of 123.12 feet to a 58-inch iron rod found for the southeast corner of said Lot 1, Block A;

THENCE North 0°14'46" West, along the east line of said Lot 1, Block A, a distance of 521.54 feet to a 12-inch iron rod found for the northwestern northeast corner of the said 14.231 acre tract;

THENCE departing the said east line of Lot 1, Block A, South 87°42'33" East, along the north line of the said 14.231 acre tract, a distance of 510.98 feet to a 12-inch iron rod with cap stamped "9045" found for the northeast corner of the said 14.231 acre tract;

THENCE South 0°40'59" East, along the east line of the said 14.231 acre tract, a distance of 1427.56 feet to the **POINT OF BEGINNING** and containing 13.4578 acres or 586,223 square feet of land, more or less.

The Engineer and Surveyor shall be "AS SHOWN". He/she shall not be liable for errors or omissions on the part of the client or for any other cause. The Engineer and Surveyor shall not be liable for any errors or omissions on the part of the client or for any other cause.

PRELIMINARY ZONING EXHIBIT

Kimley & Horn

801 Cherry Street, Unit 11
 Suite 500
 Fort Worth, TX 76102
 817-336-6511
 State of Texas Registration No. F-928

