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EXISTING ZONING: PD1898
 LIGHT MANUFACTURING

EXISTING ZONING: AG

EXISTING ZONING: AG

EXISTING ZONING: PD1576 LIGHT
 MANUFACTURING

EXISTING ZONING: AG

EXISTING ZONING: LIGHT
 MANUFACTURING

112.419 ACRES
 4,896,963 SQ. FT.

EXISTING ZONING: UNINCORPORATED
 COLLIN COUNTY
 PROPOSED ZONING: ML - LIGHT
 MANUFACTURING

EXISTING ZONING: UNINCORPORATED
 COLLIN COUNTY

LEGAL DESCRIPTION
 112.419 ACRES

BEING a tract of land situated in the Richard H. Locke Survey, Abstract No. 517, City of McKinney, Collin County, Texas and being a portion of a called 114.12-acre tract of land described in a Special Warranty Deed to McKinney 114 Land & Cattle, Ltd., recorded in Instrument No. 20080125000959540 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 114.12-acre tract, same being on the north line of a called 39-acre tract of land described in a Special Warranty Gift Deed to Brenda Reaves Sanders and Jerry R. Rutledge, recorded in Instrument No. 20180206000152710 of the Official Public Records of Collin County, Texas, same also being on the east line of a called 80.516-acre tract of land described in a Warranty Deed to the City of McKinney, recorded in Instrument No. 20060331000421900 of the Official Public Records of Collin County, Texas;

THENCE North 00°51'39" East, along the west line of said 114.12-acre tract and the east line of said 80.516-acre tract, a distance of 365.44 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the south corner of a called 1.156-acre tract of land described in a Deed to the State of Texas, recorded in Instrument No. 20091230001549290 of the Official Public Records of Collin County, Texas, same being the easterly right of way line of F. M. 546, a 120' wide right of way;

THENCE North 09°40'20" East, departing the west line of said 114.12-acre tract, along the easterly line of said 1.156-acre tract and the easterly right of way line of said F. M. 546, a distance of 589.18 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 16°24'55", a radius of 770.00 feet, a chord bearing and distance of North 17°52'48" East, 219.85 feet;

THENCE in a northeasterly direction, continuing along the easterly line of said 1.156-acre tract and the easterly right of way line of said F. M. 546, with said curve to the right, an arc distance of 220.61 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the northeast corner of said 1.156-acre tract, same being on a northerly line of aforesaid 114.12-acre tract;

THENCE South 89°04'56" East, departing the easterly right of way line of said F. M. 546 and along the northerly line of said 114.12-acre tract, a distance of 311.60 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 01°08'32" East, along a westerly line of said 114.12-acre tract, a distance of 339.96 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southwest corner of a called 0.522-acre tract of land described in a Deed to the State of Texas, recorded in Instrument No. 20091230001549300 of the Official Public Records of Collin County, Texas, same being the southerly right of way line of F. M. 546, and being at the beginning of a non-tangent curve to the right having a central angle of 30°07'53", a radius of 770.00 feet, a chord bearing and distance of North 76°04'23" East, 400.29 feet;

THENCE in a northeasterly direction, along the southerly line of said 0.522-acre tract and the southerly right of way line of said F. M. 546, with said curve to the right, an arc distance of 404.94 feet to a 3.25-inch brass TXDOT Right of Way disk in concrete found for corner;

THENCE South 88°51'14" East, continuing along the southerly line of said 0.522-acre tract and the southerly right of way line of said F. M. 546, a distance of 137.40 feet to a 3.25-inch brass TXDOT Right of Way disk in concrete found for corner;

THENCE North 69°20'14" East, continuing along the southerly line of said 0.522-acre tract and the southerly right of way line of said F. M. 546, a distance of 53.58 feet to a 3.25-inch brass TXDOT Right of Way disk in concrete found for the northeast corner of said 0.522-acre tract, same being on the north line of aforesaid 114.12-acre tract;

THENCE South 88°04'18" East, continuing along the southerly right of way line of said F. M. 546, an 80'-wide right of way at this point, and along the north line of said 114.12-acre tract, a distance of 1,377.69 feet to a point for corner;

THENCE South 88°04'18" East, continuing along the southerly right of way line of said F. M. 546 and along the north line of said 114.12-acre tract, a distance of 338.94 feet to a 5/8-inch iron rod found for the northerly, northeast corner of said 114.12-acre tract, same being the northwest corner of a called "Tract II", described in a General Warranty Deed to Bobby T. Davis, Sr., recorded in Volume 5316, Page 2013 of the Land Records of Collin County, Texas;

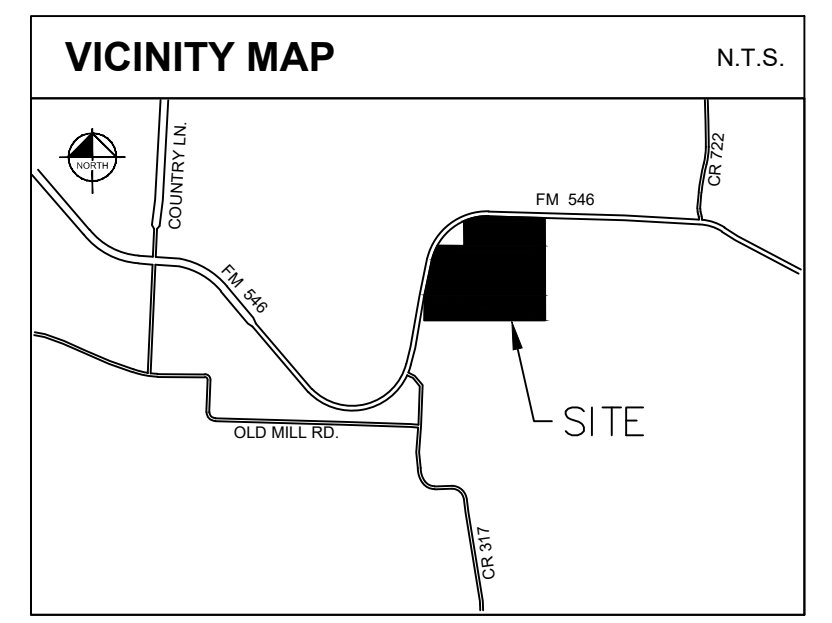
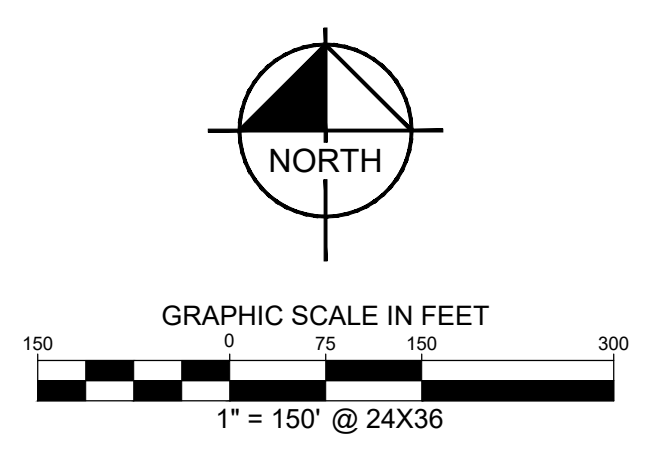
THENCE South 01°54'34" West, departing the southerly right of way line of said F. M. 546, along an easterly line of said 114.12-acre tract and the westerly line of said "Tract II", a distance of 352.78 feet to the southwest corner of said "Tract II";

THENCE South 87°56'30" East, along a northerly line of said 114.12-acre tract, the southerly line of said "Tract II", passing a 1/2-inch iron rod found for the southeast corner of said "Tract II", continuing along the northerly line of said 114.12-acre tract, a distance of 568.67 feet to the easterly, northeast corner of said 114.12-acre tract, same being on the westerly line of a called 2.178-acre tract of land described in a Warranty Deed to Gustavo Ahumada Fernandez and Karen Franco Ahumada, recorded in Instrument No. 20200914001544080 of the Official Public Records of Collin County, Texas;

THENCE South 01°13'35" West, along the easterly line of said 114.12-acre tract, the westerly line of said 2.178-acre tract, the westerly line of a called 1.250-acre tract of land described in a Warranty Deed to Robert N. Douglas and wife, Sandra L. Douglas, recorded in Volume 2241, Page 407 of the Land Records of Collin County, Texas, and the westerly line of a called 3.496-acre tract of land described in a General Warranty Deed to the Derek Fought & Pamela Dixon-Faught Living Trust, recorded in Instrument No. 2020051800127110 of the Official Public Records of Collin County, Texas, passing a 3/8-inch iron rod found for the west common corner of said 2.178-acre tract and said 1.250-acre tract, continuing for a total distance of 1,264.32 feet to the southeast corner of said 114.12-acre tract and the southwest corner of said 3.496-acre tract, same also being the northeast corner of a called 1.00-acre tract of land described in a Warranty Deed to the Town of Fairview, recorded in Volume 5186, Page 3390 of the Official Public Records of Collin County, Texas;

THENCE North 88°35'12" West, along the southerly line of said 114.12-acre tract, the northerly line of said 1.00-acre tract and the northerly line of aforesaid 39-acre tract, passing a 1/2-inch iron rod found for the north common corner of said 1.00-acre tract and said 39-acre tract, continuing for a total distance of 1,045.85 feet to a 5/8-inch iron rod found for corner;

THENCE North 88°48'15" West, along the south line of said 114.12-acre tract and the north line of said 39-acre tract, a distance of 2,266.95 feet to the **POINT OF BEGINNING** and containing 112.419 acres (4,896,963 square feet) of land, more or less.



NO.	REVISIONS	DATE	BY

Kimley-Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
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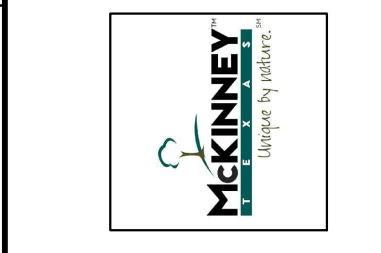
PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.

Kimley-Horn

Engineer: MICHAEL J. CARLISLE
 P.E. No. 132972 Date: 03/01/2021

KHA PROJECT 067771683	DATE MARCH 2021	SCALE AS SHOWN	DESIGNED BY MJC	DRAWN BY MJC	CHECKED BY JCR
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AIRPORT TRADE CENTER
 CENTER
 MCKINNEY, TEXAS



ZONING EXHIBIT

SHEET NUMBER