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KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2660 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928

EXISTING ZONING: AG EXISTING LAND USE: VACANT SLOAN CREEK, LTD. (INST. NO. 20070402000441420)  
 EXISTING ZONING: AG EXISTING LAND USE: VACANT SLOAN CREEK, LTD. (INST. NO. 20070207000168580)  
 EXISTING ZONING: PD EXISTING LAND USE: VACANT SLOAN CREEK, LTD. (INST. NO. 200706210008535)

**MCINTYRE ROAD**  
 (AN APPARENT 40-FOOT WIDE RIGHT-OF-WAY BY USE AND OCCUPATION, DEDICATION NOT FOUND IN THE PUBLIC RECORD)

EXISTING ZONING: AG EXISTING LAND USE: VACANT SLOAN CREEK, LTD. (INST. NO. 20070511000642430)  
 EXISTING ZONING: AG EXISTING LAND USE: VACANT SLOAN CREEK, LTD. (INST. NO. 20170207000168570)

**PARCEL THREE SLOAN CREEK, LTD.**  
 (INST. NO. 20170207000168570)  
 APN: 2746395  
 NO BUILDINGS OBSERVED  
 2010 N MCDONALD ST

**EXISTING ZONING: AG**  
**PROPOSED ZONING: LI**  
**8.7701 ACRES**  
**382,023 S.F.**  
 SITE IMPROVEMENT CURRENTLY BEING MAPPED, AS OF THE DATE OF THIS PRELIMINARY SURVEY

**LOT 2R, BLOCK A CONLEY COMMONS ADDITION**  
 (INST. NO. 20200121010000330)  
 EXISTING ZONING: ML EXISTING LAND USE: VACANT

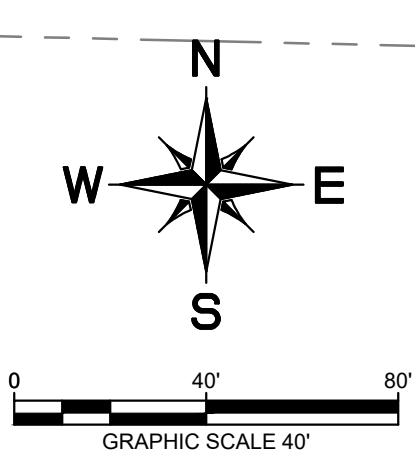
**LOT 1R, BLOCK A CONLEY COMMONS ADDITION**  
 (INST. NO. 20200121010000330)  
 EXISTING ZONING: ML EXISTING LAND USE: OFFICE

**LOT 2R, BLOCK A CONLEY COMMONS ADDITION**  
 (INST. NO. 20200121010000330)  
 EXISTING ZONING: ML EXISTING LAND USE: VACANT

**LOT 2R, BLOCK A CONLEY COMMONS ADDITION**  
 (INST. NO. 20200121010000330)  
 EXISTING ZONING: ML EXISTING LAND USE: VACANT

**LOT 1R, BLOCK A CONLEY COMMONS ADDITION**  
 (INST. NO. 20200121010000330)  
 EXISTING ZONING: ML EXISTING LAND USE: OFFICE

**LOT 2R, BLOCK A CONLEY COMMONS ADDITION**  
 (INST. NO. 20200121010000330)  
 EXISTING ZONING: ML EXISTING LAND USE: VACANT



NO.	REVISIONS	BY	DATE

**Kimley»Horn**  
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 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069  
 PHONE: 469-301-2660 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928

FOR REVIEW ONLY  
 Not for construction, bidding, or permit purposes.  
**Kimley»Horn**  
 Engineer: MICHAEL T. DOGGETT  
 P.E. No. 98528 Date: 11/17/2021

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	MD	DRAWN BY	MD	CHECKED BY	MD
086213113	11/17/2021	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN

KRISS USA  
 MCKINNEY, TEXAS



**ZONING EXHIBIT**  
 SHEET NUMBER  
**1 OF 1**

**BENCH MARK LIST**

NOTES:  
 The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 0.0015271, based on observations made on November 9, 2021.

BM 100	MAG NAIL WITH "YP CONTROL" SHINER SET ON THE NORTH SIDE OF MCINTYRE ROAD, ±400' EAST FROM N. MCDONALD STREET, ±20' NORTH OF THE CENTERLINE OF MCINTYRE ROAD AND ±360' WEST OF A GRAVEL DRIVEWAY.  N:7135569.72' E:2546448.96' ELEV:591.23'
BM 101	MAG-NAIL WITH "YP CONTROL" SHINER SET ON THE WEST SIDE OF N MCDONALD STREET, BEING ±40' SOUTHWEST OF A HISTORICAL MARKER AND ±20' WEST OF THE CENTERLINE.  N:7135025.00' E:2545934.00' ELEV:596.91'
BM 151	CITY OF MCKINNEY MONUMENT NO. 41 FOUND ON THE WEST SIDE OF STATE HIGHWAY NO. 5, BEING ±126' SOUTHWEST OF THE INTERSECTION OF MCINTYRE ROAD AND STATE HIGHWAY NO. 5.  N:7135446.80' E:2545977.45' ELEV:592.42'

**PROPERTY DESCRIPTION**

BEING a 8.7701 acres (382,023 square feet) tract of land situated in the W Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas; said tract being all of "Parcel Three" described in General Warranty Deed to Sloan Creek, Ltd. recorded in Instrument No. 20170207000168570 of the Official Public Records of Collin County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found at the east end of a right-of-way corner clip at the intersection of State Highway No. 5 (a 100-foot wide right-of-way) and the center of McIntyre Road (an apparent 40-foot wide right-of-way by use and occupation, dedication not found in the public record);

**THENCE** South 88°20'02" East, along the apparent centerline of said McIntyre Road, a distance of 62.82 feet to a railroad spike found for corner;

**THENCE** South 01°18'42" West, departing the said centerline of McIntyre Road, a distance of 293.90 feet to a 1/2-inch iron rod found for corner;

**THENCE** South 88°35'49" East, a distance of 881.57 feet to a 1/2-inch iron rod with TX NO 3253' cap found for corner in the west line of Parcel Two in said General Warranty Deed;

**THENCE** South 28°10'01" West, along the west line of said Parcel Two, a distance of 380.99 feet to a 1/2-inch iron rod found for corner; said point being the northeast corner of Lot 2R, Block A, Conley Commons Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 20200121010000330 of said Official Public Records;

**THENCE** North 88°24'16" West, along the north line of said Block A, a distance of 934.22 feet to a 1/2-inch iron rod found for corner in the said east line of State Highway No. 5;

**THENCE** North 09°12'52" East, along the said east line of State Highway No. 5, a distance of 308.03 feet to a 5/8-inch rod with "KHA" cap set for corner; said point being the beginning of a tangent curve to the left with a radius of 1,960.10 feet, a central angle of 06°38'23", and a chord bearing and distance of North 05°53'40" East, 227.02 feet;

**THENCE** in a westerly direction, with said tangent curve to the left, an arc distance of 227.15 feet to a 5/8-inch rod with "KHA" cap set for corner at the south end of said corner clip;

**THENCE** North 46°50'45" East, along the southeast line of said corner clip a distance of 142.14 feet to the POINT OF BEGINNING and containing 382,023 square feet or 8.7701 acres of land, more or less.