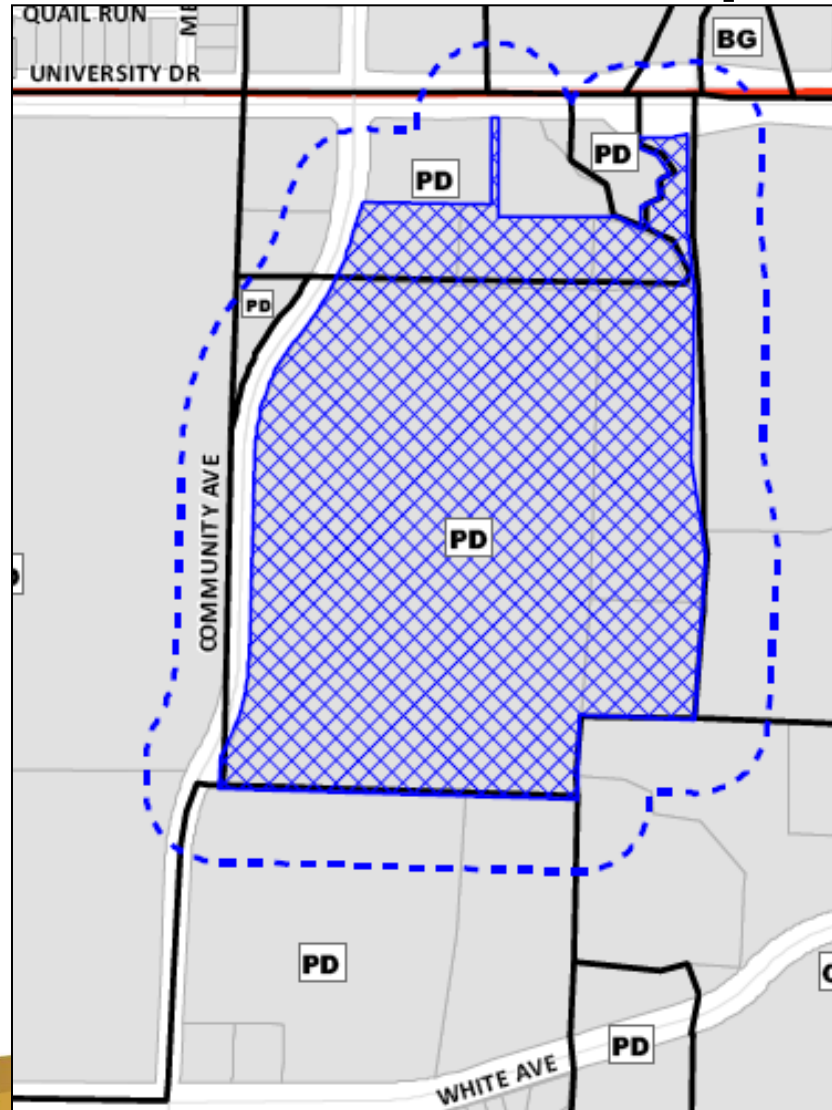


Case No. 11-152Z PK McKinney

*Located on the East Side of
Community Avenue and on the
South Side of U.S. Highway 380
(University Drive)*



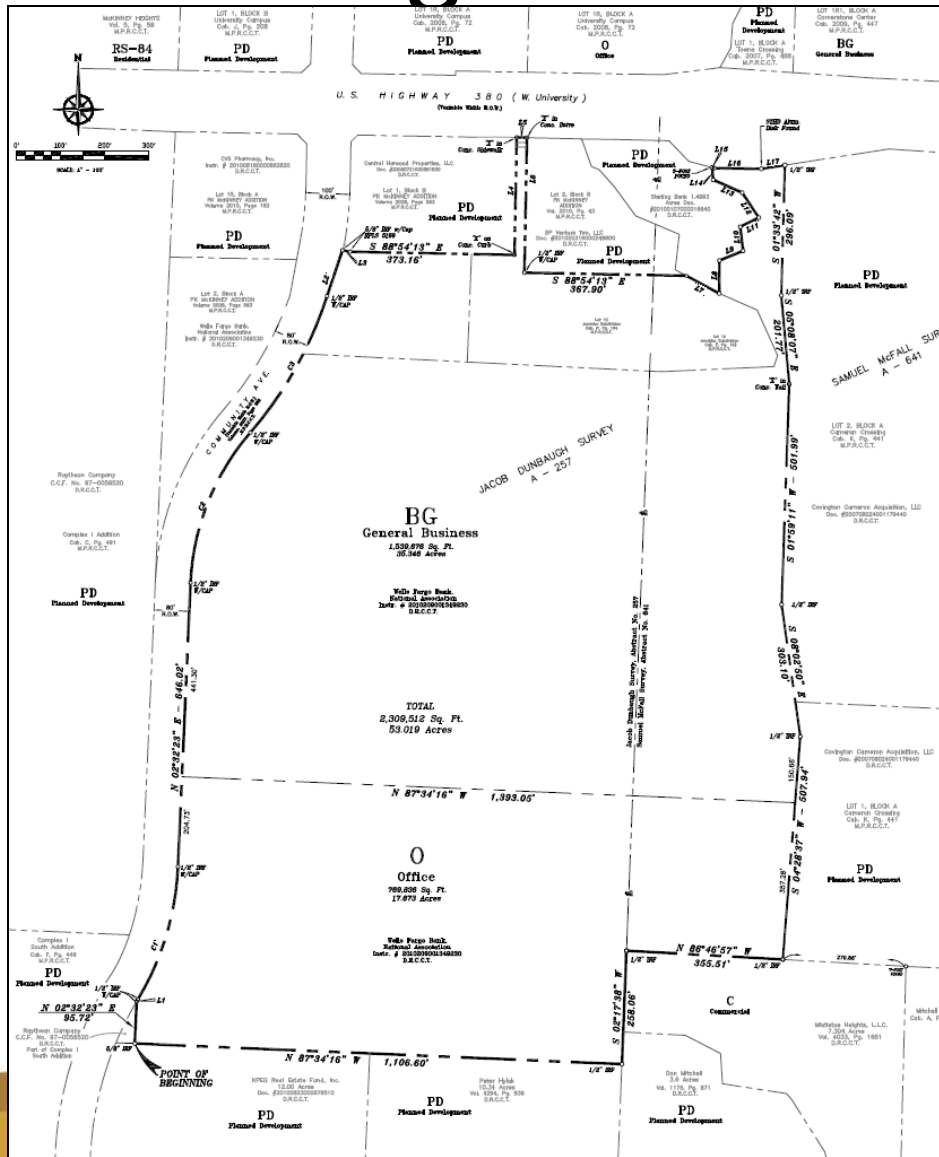
Location Map



Aerial Exhibit



Zoning Exhibit



Zoning Exhibit

LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the Jacob Donbrough Survey, Abstract No. 257 and the Samuel McFall Survey, Abstract No. 641, Collin County, Texas and being all of that certain 53.019 acre tract of land described in a deed to WILLIS FARGO BAKE NATIONAL ASSOCIATION, recorded in Doc. #2010126001946230, of the Deed Records of Collin County, Texas (B90CCI), and being more particularly described by notes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the most Southwest corner of said 53.019 acre tract in the North line of a called 12.00 acre tract as described in a deed to EWING Real Estate Fund, Inc. and recorded in Doc. #2010082500895513, B90CCI, said point also being the most Easterly Southeast corner of the Complex 1 South Addition, an addition to the City of McKinney as recorded in Exhibit F, Page 446 of the Map and Plat Records of Collin County, Texas (B90CCI);

THENCE North 02 deg. 32 min. 23 sec. East, along the West line of said 53.019 acre tract and the East line of said Complex 1 South Addition, a distance of 95.72 feet to a 1/2 inch iron rod with a red plastic cap stamped "RPLS 470A" (hereinafter referred to as "with cap") found for corner on the East right-of-way line of Community Avenue (80' wide R.O.W. at this point), an addition to the City of McKinney according to the plat thereof recorded in Volume 2007, Page 362, B90CCI;

THENCE North 30 deg. 46 min. 12 sec. East, along the East right-of-way of said Community Avenue, a distance of 5.38 feet to a 1/2 inch iron rod with cap, found for corner at the beginning of a curve to the left, having a radius of 840.00 feet and a chord that bears North 18 deg. 46 min. 31 sec. East - 314.88 feet;

THENCE Along said Community Avenue, with said curve to the left, through a central angle of 28 deg. 29 min. 05 sec. and along an arc distance of 318.15 feet to a 1/2 inch iron rod with cap found for corner at the end of said curve;

THENCE North 02 deg. 32 min. 23 sec. East, continuing along the East line of said Community Avenue, a distance of 846.02 feet to a 1/2 inch iron rod with cap, found for corner at the beginning of a curve to the right, having a radius of 560.00 feet and a chord that bears North 21 deg. 41 min. 12 sec. East - 367.35 feet;

THENCE Along said Community Avenue, with said curve to the right, through a central angle of 38 deg. 19 min. 36 sec. and along an arc distance of 974.28 feet to a 1/2 inch iron rod with cap found for corner at the point of reverse curvature to the left, having a radius of 893.00 feet and a chord that bears North 29 deg. 15 min. 36 sec. East - 355.59 feet;

THENCE Along said Community Avenue, with said curve to the left, through a central angle of 23 deg. 02 min. 50 sec. and along an arc distance of 356.00 feet to a 1/2 inch iron rod with cap found for corner at the end of said curve;

THENCE North 18 deg. 32 min. 54 sec. East, along the East line of said Community Avenue, a distance of 109.90 feet to a 1/2 inch iron rod with cap, found for the most Westerly Northwest corner of said 53.019 acre tract and same being the Southwest corner of Lot 1, Block B of PE McKinney Addition, an addition to the City of McKinney according to the Record Plat thereof recorded in Volume 2008, Page 563, B90CCI;

THENCE South 70 deg. 08 min. 15 sec. East, along the common line of said 53.019 acre tract and said Lot 1, Block B, a distance of 17.89 feet to a 1/2 inch iron rod with cap, found for corner;

THENCE South 88 deg. 54 min. 13 sec. East, continuing along the common line of said 53.019 acre tract and said Lot 1, Block B, a distance of 373.16 feet to a 1/2 inch iron rod with cap, found for the Northeast corner of said Lot 1, Block B of PE McKinney Addition;

THENCE North 01 deg. 05 min. 47 sec. East, along the common line of said 53.019 acre tract and said Lot 1, Block B, a distance of 207.07 feet to an X in a concrete sidewalk found for the Northeast corner of said Lot 1, Block B, on the South Right-of-way line of U.S. Highway 380 (variable width R.O.W.);

THENCE South 89 deg. 48 min. 58 sec. East, along the South Right-of-way line of said U.S. Highway 380 and the most Northerly line of 53.019 tract, a distance of 23.38 feet to a "X" found in a concrete drive for the most Northerly Northeast corner of said 53.019 acre tract and same being the Northeast corner of Lot 2, Block B of PE McKinney Addition, an addition to the City of McKinney according to the Record Plat thereof recorded in Volume 2010, Page 43, B90CCI;

THENCE North 01 deg. 05 min. 47 sec. West, along the common line of said 53.019 acre tract and said Lot 2, Block B, a distance of 306.99 feet to a 1/2 inch iron rod with cap, found for the Southwest corner of said Lot 2, Block B;

THENCE South 88 deg. 54 min. 13 sec. East, along the common line of said 53.019 acre tract and said Lot 2, Block B, a distance of 397.90 feet to the Southeast corner of said Lot 2, Block B, in the center of a branch on the South line of that certain called 1.4993 acre tract of land described in a deed to Sterling Bank, recorded in Doc. #20100107900016843, B90CCI;

THENCE South 61 deg. 34 min. 39 sec. East, along the common line of said 53.019 acre tract and said 1.4993 acre tract, with the center of said Jean's Creek, a distance of 84.28 feet to a point for corner at the easterly intersection of said branch and Jean's Creek. Said point being the most Southerly corner of said 1.4993 acre tract;

THENCE Southerly along the common line of said 53.019 acre tract and said 1.4993 acre tract, with the center of said Jean's Creek as follows:

North 0 deg. 19 min. 34 sec. East, a distance of 79.00 feet to a point for corner;
North 87 deg. 44 min. 18 sec. East, a distance of 58.00 feet to a point for corner;
North 06 deg. 39 min. 45 sec. West, a distance of 55.00 feet to a point for corner;
North 83 deg. 34 min. 08 sec. East, a distance of 47.00 feet to a point for corner;
North 33 deg. 42 min. 02 sec. West, a distance of 68.00 feet to a point for corner;
North 05 deg. 07 min. 55 sec. West, a distance of 71.90 feet to a point for corner;
North 05 deg. 03 min. 13 sec. West, a distance of 88.10 feet to a T-Pole found for corner at the South Right-of-way line of the aforementioned U.S. Highway 380 (variable width R.O.W.);

THENCE North 74 deg. 52 min. 44 sec. East, along the South line of said U.S. Highway 380, a distance of 5.03 feet to a 1/2 inch iron rod found for corner;
THENCE North 89 deg. 08 min. 25 sec. East, along the South line of said U.S. Highway 380, a distance of 197.06 feet to a State of Texas Highway Department aluminum disk found in concrete for corner;

THENCE North 81 deg. 08 min. 51 sec. East, along the South line of said Highway, a distance of 54.01 feet to a 1/2 inch iron rod found for the most Westerly Southeast corner of said 53.019 acre tract and the Northwest corner of Lot 2, Block A of Cameron Crossing, an addition to the City of McKinney according to the Final Plat thereof recorded in Exhibit E, Page 441, B90CCI;

THENCE Along the common line of said 53.019 acre tract and said Cameron Crossing as follows:

South 01 deg. 33 min. 42 sec. West - 286.09 feet to a 1/2 inch iron rod found for corner;
South 05 deg. 08 min. 07 sec. East - 201.77 feet to a "X" in concrete wall found for corner;
South 01 deg. 59 min. 15 sec. West - 501.00 feet to a 1/2 inch iron rod found for corner;
South 08 deg. 08 min. 50 sec. East - 393.10 feet to a 1/2 inch iron rod found for corner;
South 04 deg. 28 min. 37 sec. West - 607.94 feet to a 1/2 inch iron rod found for the most Easterly Southeast corner of said 53.019 acre tract and the Southwest corner of said Cameron Crossing and being on the North line of that certain called 7.304 acre tract of land described in a deed to Miletone Heights, L.L.C., recorded in Volume 4338, Page 1681, B90CCI;

THENCE North 86 deg. 48 min. 57 sec. West, along the common line of said 53.019 acre tract and said 7.304 acre tract, a distance of 395.51 feet to a 1/2 inch iron rod found for an inside all corner of said 53.019 acre tract and the Northwest corner of said 7.304 acre tract;

THENCE South 08 deg. 17 min. 38 sec. West, along the Southeastern line of said 53.019 acre tract and the West line of said 7.304 acre tract, at 185.16 feet passing a 1/2 inch iron rod found for the most Westerly Southeast corner of said 7.304 acre tract and continuing on for a total distance of 258.06 feet to a 1/2 inch iron rod found in stone rig cap at the bottom of a small branch for corner, said point also being on the West line of a tract of land conveyed to Dan Mitchell and recorded in Volume 1176, Page 871, B90CCI;

THENCE North 87 deg. 34 min. 18 sec. West, along the South line of said 53.019 acre tract, a distance of 1106.60 feet to the POINT OF BEGINNING and containing 2,309,912 square feet or 53.019 acres of said corner or less.

Staff Recommendation

Staff recommends approval of the proposed rezoning request with the following special ordinance provision:

Use and development of the subject property, as reflected by the attached Zoning Exhibit, shall develop in accordance with the regulations of Section 146-85 (“BG” – General Business District) of the Zoning Ordinance, and as amended, Section 146-88 (“O” – Office District) of the Zoning Ordinance, and as amended, and Section 146-101 (“CC” – Corridor Commercial Overlay District) of the Zoning Ordinance, and as amended.