

PLOT DATE: Wednesday, June 02, 2021
 FILE NAME: 20-10 ZE Zoning Exhibit 140.dwg
 FILE PATH: E:\Dropbox (CD)\C&A\Projects\2020\20-10_380_South Retail, McKinney, TX\Civil\Drawings\Sheets\Exhibits

HARDIN-380 MCKINNEY LP
 ABS A0450 WILLIAM H HUNT SURVEY
 SHEET 1, TRACT 49, 10.633 AC.
 DOC. NO. 20180202000139820
 CURRENT ZONING: "C" PLANNED CENTER DISTRICT

CORNER ACQUISITION FUND
 ABS A0450 WILLIAM H HUNT SURVEY
 SHEET 1, TRACT 52, 0.988 AC.
 VINST. NO. 20170816001095310 O.P.R.C.C.T.
 CURRENT ZONING: "BG" GENERAL BUSINESS DISTRICT

MCKINNEY U AVE PARTNERS, LLC
 HEADINGTON HEIGHTS ADDITION
 BLK A, LOT 2B, REPLAT, 3.84 AC.
 INST. NO. 20170816001095430 O.P.R.C.C.T.
 CURRENT ZONING: "C3" REGIONAL COMMERCIAL DISTRICT



US HWY 380
 (WEST UNIVERSITY DR.)
 (VARIABLE R.O.W.)

COLLIN COUNTY FARM BUREAU
 HAZEL BOREN SUB-DIVISION (CMC)
 BLOCK A, LOT 2R, REPLAT 0.9556 AC.
 DOC. NO. 20090918010002390 D.R.C.C.T.
 CURRENT ZONING: "PD" PLANNED DEVELOPMENT DISTRICT

DONAL M MOTSENBOCKER
 NEWS ADDITION (CMC)
 BLOCK A, LOT 1
 CABINET N, SLIDE 331 P.R.C.C.T.
 CURRENT ZONING: "BG" GENERAL BUSINESS DISTRICT

MCKINNEY 380 SOUTH RETAIL LTD
 NEWS ADDITION (CMC)
 BLOCK A, LOT 2, 1.0740 AC.
 INST. NO. 20210114000105830 O.P.R.C.C.T.
 CURRENT ZONING: "BG" GENERAL BUSINESS DISTRICT
 PROPOSED ZONING: "C2" LOCAL COMMERCIAL DISTRICT

MCKINNEY SH I, LTD.
 380 COMMONS AT
 HEADINGTON HEIGHTS
 BLOCK A, LOT 1
 CURRENT ZONING: "C2" LOCAL COMMERCIAL DISTRICT

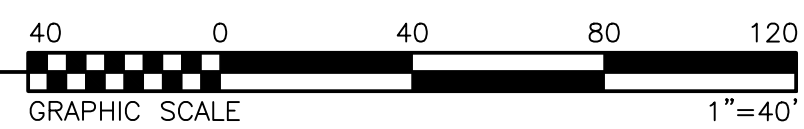
MCKINNEY 380 SOUTH RETAIL LTD
 WILLIAM H HUNT SURVEY
 BLK 2, TRACT 48, 0.6088 AC.
 INST. NO. 20210114000084680 O.P.R.C.C.T.
 CURRENT ZONING: "AG" AGRICULTURAL DISTRICT
 PROPOSED ZONING: "C2" LOCAL COMMERCIAL DISTRICT

MCKINNEY 380 SOUTH RETAIL LTD
 WILLIAM H HUNT SURVEY
 BLK 2, TRACT 76, 0.3909 AC.
 INST. NO. 20210114000084610 O.P.R.C.C.T.
 CURRENT ZONING: "AG" AGRICULTURAL DISTRICT
 PROPOSED ZONING: "C2" LOCAL COMMERCIAL DISTRICT

MCKINNEY INDEPENDENT SCHOOL DISTRICT
 ABS A0450 WILLIAM H HUNT SURVEY
 BLK 2, TRACT 82, 15.056 AC.
 VOL. 4956 PG. 1842
 DOC. NO. 2001071000082814
 CURRENT ZONING: "AG" AGRICULTURAL DISTRICT



1 ZONING EXHIBIT
 SCALE: 1"=40'-0"



**METES AND BOUNDS DESCRIPTIONS
 LOT 2, BLOCK A, NEWS ADDITION**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, IN THE WILLIAM HUNT SURVEY, ABSTRACT NUMBER 450 OF COLLIN COUNTY, TEXAS AND BEING ALL OF LOT 2 OF THE NEWS ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, PAGE 751 OF THE MAP AND PLAT RECORDS OF COLLIN COUNTY, TEXAS. SAID TRACT OF LAND BEING FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT AN ALUMINUM DISC IN CONCRETE (TxDOT RIGHT OF WAY MARKER) ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 380 (W. UNIVERSITY DRIVE) BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF THE NEWS ADDITION;
- THENCE SOUTH 87 DEGREES 49 MINUTES 29 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 196.30 FEET TO A CAPPED IRON ROD FOUND BEING THE NORTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;
- THENCE 87 DEGREES 49 MINUTES 24 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 160.93 FEET TO A CAPPED IRON ROD FOUND;
- THENCE SOUTH 42 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 20.50 FEET TO CAPPED IRON ROD FOUND;
- THENCE SOUTH 02 DEGREES 08 MINUTES 31 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF BOIS D'ARC ROAD, A DISTANCE OF 235.21 FEET TO A 1/2 INCH IRON ROD FOUND, THE NORTHEAST CORNER OF A CALLED 0.6089 OF AN ACRE TRACT OF LAND DESCRIBED IN DEED TO 380 SOUTH RETAIL LTD. RECORDED IN INSTRUMENT NUMBER 20210114000084680, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;
- THENCE NORTH 87 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF SAID 0.6089 OF AN ACRE TRACT, A DISTANCE OF 144.71 FEET TO A 1/2 INCH IRON ROD FOUND;
- THENCE SOUTH 01 DEGREES 55 MINUTES 38 SECONDS WEST, ALONG THE WEST PROPERTY LINE OF SAID 0.6089 OF AN ACRE TRACT, A DISTANCE OF 40.06 FEET TO A CAPPED IRON ROD FOUND;
- THENCE NORTH 87 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG THE NORTH PROPERTY LINE OF SAID 0.6089 OF AN ACRE TRACT, A DISTANCE OF 38.64 FEET TO AN IRON ROD FOUND W/CAP;
- THENCE NORTH 02 DEGREES 12 MINUTES 45 SECONDS EAST, ALONG THE EAST PROPERTY LINE OF SAID LOT 1, A DISTANCE OF 217.18 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND;
- THENCE SOUTH 87 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 7.47 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND;
- THENCE NORTH 02 DEGREES 10 MINUTES 20 SECONDS EAST, ALONG THE EAST PROPERTY LINE OF SAID LOT 1, A DISTANCE OF 72.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0695 ACRES OF LAND, MORE OR LESS.

TRACT 48, SHEET 2, WILLIAM HUNT SURVEY, ABS 450

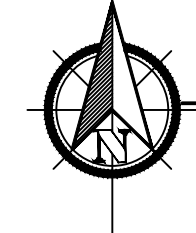
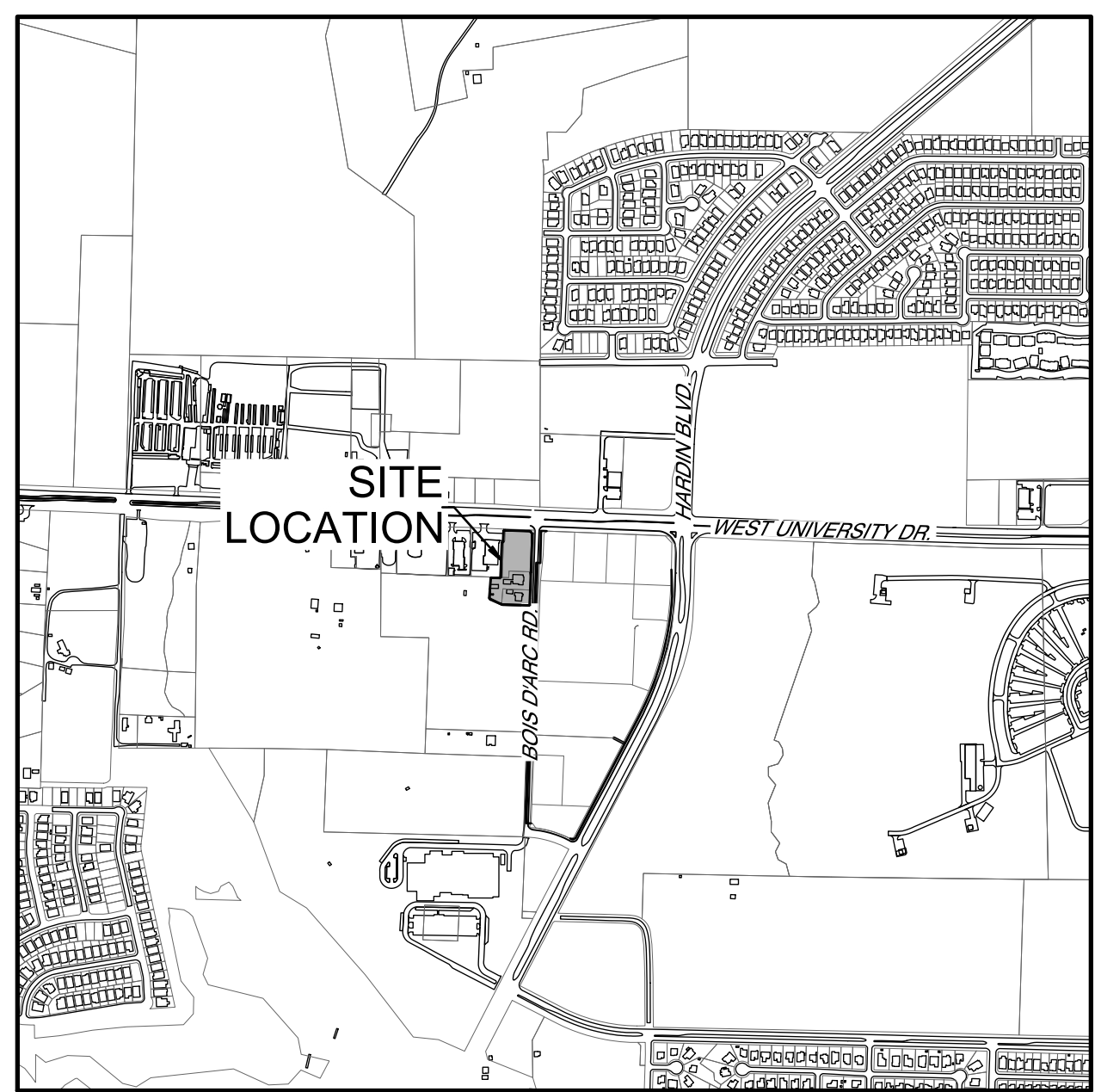
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING A PART OF THE WILLIAM HUNT SURVEY, ABSTRACT NUMBER 450 OF COLLIN COUNTY, TEXAS AND BEING ALL OF THAT CALLED 0.6089 OF AN ACRE TRACT OF LAND DESCRIBED IN DEED TO 380 SOUTH RETAIL LTD. RECORDED IN INSTRUMENT NUMBER 20210114000084680, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A POINT FOR THE NORTHEAST CORNER OF A CALLED 0.3897 OF AN ACRE TRACT OF LAND DESCRIBED IN DEED TO MCKINNEY 380 SOUTH RETAIL LTD. RECORDED IN INSTRUMENT NUMBER 20210114000084610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEING ON THE WEST RIGHT-OF-WAY LINE OF BOIS D'ARC ROAD AND BEING THE SOUTHEAST CORNER OF SAID 0.6089 OF AN ACRE TRACT OF LAND AND THE POINT OF BEGINNING;
- THENCE NORTH 87 DEGREES 44 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID 0.6897 OF AN ACRE TRACT, A DISTANCE OF 169.88 FEET TO A CAPPED IRON ROD FOUND;
- THENCE SOUTH 02 DEGREES 12 MINUTES 32 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.3897 OF AN ACRE TRACT, A DISTANCE OF 99.96 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 0.3897 OF AN ACRE TRACT AND ALONG THE NORTH LINE OF A CALLED 15.0560 ACRES TRACT OF LAND DESCRIBED IN DEED TO MCKINNEY INDEPENDENT SCHOOL DISTRICT, RECORDED IN INSTRUMENT NUMBER 2001071000082814 OF OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;
- THENCE NORTH 64 DEGREES 03 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID 15.0560 ACRES TRACT OF LAND, A DISTANCE OF 63.33 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND;
- THENCE NORTH 04 DEGREES 16 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SAID 15.0560 ACRES TRACT, A DISTANCE OF 125.88 FEET TO A 600 NAIL FOUND IN A TREE ALONG THE SOUTH LINE OF LOT 1, BLOCK A, OF THE NEWS ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET C, PAGE 751 OF THE MAP AND PLAT RECORDS OF COLLIN COUNTY, TEXAS;
- THENCE SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 58.55 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND AND BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID NEWS ADDITION;
- THENCE CONTINUING SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 38.64 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND;
- THENCE NORTH 01 DEGREE 55 MINUTES 38 SECONDS EAST, A DISTANCE OF 40.07 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND;
- THENCE SOUTH 87 DEGREES 48 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 144.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND ALONG SAID WEST RIGHT-OF-WAY LINE;
- THENCE SOUTH 02 DEGREES 15 MINUTES 44 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 99.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6089 OF AN ACRE OF LAND, MORE OR LESS.

TRACT 76, SHEET 2, WILLIAM HUNT SURVEY, ABS 450

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING A PART OF THE WILLIAM HUNT SURVEY, ABSTRACT NUMBER 450 OF COLLIN COUNTY, TEXAS AND BEING ALL OF THAT CALLED 0.3897 OF AN ACRE TRACT OF LAND DESCRIBED IN DEED TO MCKINNEY 380 SOUTH RETAIL LTD. RECORDED IN INSTRUMENT NUMBER 20210114000084610, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A POINT FOR THE SOUTHEAST CORNER OF A CALLED 0.6089 OF AN ACRE TRACT OF LAND DESCRIBED IN DEED TO 380 SOUTH RETAIL LTD. RECORDED IN INSTRUMENT NUMBER 20210114000084680, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEING ON THE WEST RIGHT-OF-WAY LINE OF BOIS D'ARC ROAD AND BEING THE NORTHEAST CORNER OF SAID 0.3897 OF AN ACRE TRACT OF LAND AND THE POINT OF BEGINNING;
- THENCE SOUTH 02 DEGREES 18 MINUTES 33 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 99.98 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND AT A NORTHEAST CORNER OF A CALLED 15.0560 ACRES TRACT OF LAND DESCRIBED IN DEED TO MCKINNEY INDEPENDENT SCHOOL DISTRICT, RECORDED IN INSTRUMENT NUMBER 2001071000082814 OF OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;
- THENCE 87 DEGREES 43 MINUTES 58 SECONDS WEST, ALONG THE NORTH PROPERTY LINE OF SAID 10.0560 ACRES TRACT, NORTH, A DISTANCE OF 169.71 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 0.6089 OF AN ACRE TRACT;
- THENCE NORTH 02 DEGREES 12 MINUTES 32 SECONDS EAST, ALONG A WET LINE OF SAID 0.6089 OF AN ACRE TRACT, A DISTANCE OF 99.96 FEET TO A CAPPED IRON ROD FOUND AT AN ELL CORNER OF SAID 0.6093 OF AN ACRE TRACT;
- THENCE SOUTH 87 DEGREES 44 MINUTES 21 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 0.6089 OF AN ACRE TRACT A DISTANCE OF 169.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3897 OF AN ACRE OF LAND, MORE OR LESS.



LOCATION MAP
 SCALE: 1"=1000'-0"

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THE SHITZA GROUP
 DEVELOPMENT & SALE OF RETAIL PROPERTIES
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 CELINA, TX 75009

RETAIL BUILDINGS
 SWC 380 AND BOIS D'ARC RD.
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

Cabre & Associates
 Development & Engineering Consultants
 Texas Registered Engineering Firm E5726
 2201 Long Prairie, Suite 107-522
 Flower, TX 75041-518-8744
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ZONING EXHIBIT

DRAWING TITLE:
 DATE: MAY 10, 2021
 SCALE: 1"=40'
 JOB NUMBER: 20-10
 DRAWING NUMBER:
ZE