



ZONING:
Existing: "AG" - Agricultural District
Proposed: "C3" - Regional Commercial District

ZONING:
Existing: "AG" - Agricultural District
Proposed: "LI" - Light Industrial



PROPOSED C3 ZONING
5.598 ACRE TRACT

BEING a tract of land situated in the William C. Richardson Survey, Abstract No. 747 and, the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being a part of that called 24.48 acre tract of land as described in Special Warranty Deed with Vendor's Lien to the McKinney National Industrial Park, LLC, recorded under Clerk's File No. 20180926001206850 in the Deed Records of Collin County, Texas (DRCCCT) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the southwest end of a corner clip at the intersection of the east line of Couch Drive (variable width right-of-way) with the south line of F.M. Highway 546 (a variable width right of way at this point) as described by deed recorded under Clerk's File No. 20151023001346230 DRCCCT;

THENCE North 54 Degrees 07 Minutes 31 Seconds East, along said corner clip, 77.64 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the south line of said F.M. Highway 546;

THENCE South 72 Degrees 20 Minutes 05 Seconds East, along the south line of said F.M. Highway 546, 1041.41 feet to a 5/8-inch iron rod found in the north line of a called 44.15 acre tract of land as described in Special Warranty Deed to the McKinney Independent School District recorded under Clerk's File No. 93-0023257 DRCCCT;

THENCE North 87 Degrees 44 Minutes 59 Seconds West, departing the south line of said F.M. Highway 546, along the north line of said McKinney Independent School District tract, 220.20 feet to a 1-1/2-inch axle found at the northwest corner of said McKinney Independent School District tract;

THENCE South 01 Degrees 07 Minutes 12 Seconds West, along the west line of said McKinney Independent School District tract, 161.66 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE North 88 Degrees 54 Minutes 46 Seconds West, departing the west line of said McKinney Independent School District tract, 113.92 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE North 72 Degrees 20 Minutes 05 Seconds West, 307.09 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE North 88 Degrees 10 Minutes 58 Seconds West, 369.07 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE North 69 Degrees 28 Minutes 32 Seconds West, 63.67 feet to a Texas Department of Transportation (TxDOT) aluminum disc found in concrete in the east line of said Couch Drive as described in dedication deed to the State of Texas recorded under Clerk's File No. 20151023001346220 DRCCCT;

THENCE North 00 Degrees 35 Minutes 07 Seconds East, along the east line of said State of Texas tract, at a calculated distance of 262.67 feet passing the northeast corner of said State of Texas tract, continuing along the east line of said Couch Drive, in all a distance of 294.14 feet to the **POINT OF BEGINNING** and **CONTAINING** 5.60 acres of land.

PROPOSED LI ZONING
18.88 ACRE TRACT

BEING a tract of land situated in the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being a part of that called 24.48 acre tract of land as described in Special Warranty Deed with Vendor's Lien to the McKinney National Industrial Park, LLC, recorded under Clerk's File No. 20180926001206850 in the Deed Records of Collin County, Texas (DRCCCT) and being more particularly described as follows:

BEGINNING at 1/2-inch iron rod found at the southwest corner of said McKinney National Industrial Park tract, at the northwest corner of a called 55.234 acre tract of land as described in Special Warranty Deed to the City of McKinney recorded under Clerk's File No. 20081231001462680 DRCCCT, and lying in the east line of a called 157.12 acre tract of land identified as the First Tract in Deed to the City of McKinney recorded in Volume 503, Page 251 DRCCCT;

THENCE North 01 Degrees 15 Minutes 03 Seconds East, along the east line of said City of McKinney 157.12 acre tract, at approximately 23.6 feet entering onto the asphalt paving of Couch Drive (no right-of-way dedication found), continuing along the east line of said City of McKinney 157.12 acre tract and said Couch Drive, in all a distance of 1001.40 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the southwest corner of a tract of land as described in deed to the State of Texas recorded under Clerk's File No. 20151023001346220 DRCCCT;

THENCE South 88 Degrees 43 Minutes 27 Seconds East, along the south line of said State of Texas tract, 20.62 feet to a Texas Department of Transportation (TxDOT) aluminum disc found in concrete in the east line of said Couch Drive;

THENCE South 69 Degrees 28 Minutes 32 Seconds East, departing the east line of said Couch Drive, 63.67 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE South 88 Degrees 10 Minutes 58 Seconds East, 369.07 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE South 72 Degrees 20 Minutes 05 Seconds East, 307.09 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE South 88 Degrees 54 Minutes 46 Seconds East, 113.92 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the west line of a called 44.15 acre tract of land as described in Special Warranty Deed to the McKinney Independent School District recorded under Clerk's File No. 93-0023257 DRCCCT;

THENCE South 01 Degrees 07 Minutes 12 Seconds West, along the west line of said McKinney Independent School District tract, 899.44 feet to a 5/8-inch iron rod found with plastic cap stamped 'KHA' at the northeast corner of a said City of McKinney 55.234 acre tract;

THENCE North 88 Degrees 08 Minutes 20 Seconds West, along the north line of said City of McKinney 55.234 acre tract, at approximately 40 feet entering onto the asphalt paving of Old Mill Road, continuing along said Old Mill Road, at approximately 809 feet leaving the asphalt paving of said Old Mill Road, in all a distance of 860.38 feet to the **POINT OF BEGINNING** and **CONTAINING** 18.88 acres of land.

ZONING EXHIBIT

DRAWN BY: B.D.S./CAD
 CHECKED BY: B.D.S.
 SCALE: 1" = 100'
 DATE: DEC. 15, 2017
 UPDATED 5-10-2018
 JOB No.17693B-2

24.48 ACRE TRACT
 SITUATED IN THE
 WILLIAM C. RICHARDSON SURVEY, ABSTRACT No. 747
 FRANCIS T. DUFFAN SURVEY, ABSTRACT No. 287
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS