

Property Owner Notification Map

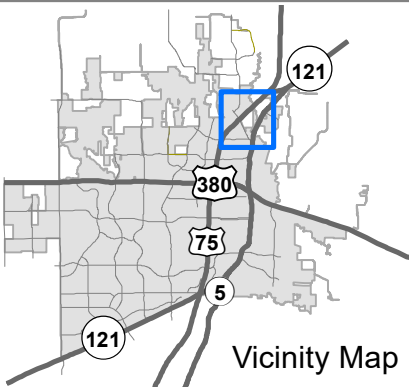
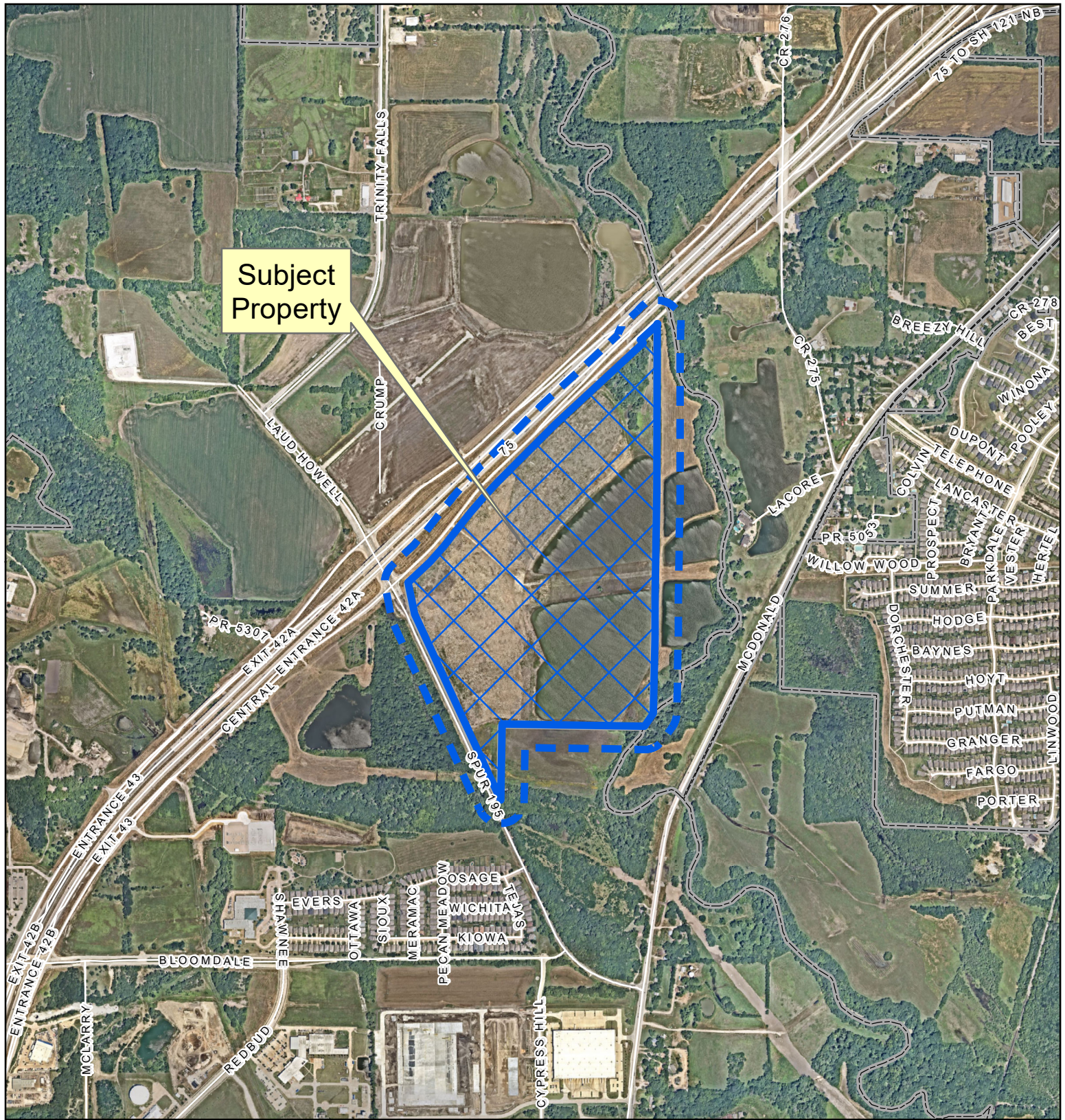
ZONE2025-0132

0 640 1,280 Feet



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





Aerial Map

ZONE2025-0132

0 640 1,280 Feet



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DaakeLaw

The Law Offices of Robert D. Daake ^{PLLC}

October 13, 2025

Michael Quint
Executive Director of Development Services
City of McKinney
401 E. Virginia St.
McKinney, Texas 75069

RE: Letter of Intent to Zone 140.998 Acres of Land Situated in and about the Northeastern Quadrant of U.S. Highway 75 and Spur 195, Further Identified by Collin County Appraisal ID Numbers 1061941 and 1061709 (the “Property”).

Dear Mr. Quint,

This letter serves as a formal notice of intent to zone the Property consistently with the Annexation Facilities Agreement (the “Agreement”) as approved by City Council on September 16, 2025 and executed on September 17, 2025. The Property is located at the Northeastern Quadrant of U.S. Highway 75 and Spur 195 and further identified as Collin County Appraisal ID numbers 1061941 and 1061709. Our clients, One Longhorn Corporation and North Texas Natural Select Materials, LLC, are the current owners of the property (the “Owners”). The Owners specifically request that the Property be zoned in conjunction with the request to voluntarily annex the Property. The annexation packet has been simultaneously submitted with this intent to zone packet. The Owners intend to develop the Property, in accordance with the Agreement, to include light industrial uses and mixed-use development.

Property Information

- **Property Owners:** One Longhorn Corporation and North Texas Natural Select Materials, LLC.
- **Applicant:** The Law Offices of Robert D. Daake, PLLC dba Daake Law
- **Total Acreage:** 140.998
- **Intent to Zone:** Request to zone the Property to PD-Planned Development District with light industrial uses and mixed-use development.
- **Submitted intent to zone packet to include:**
 - Proposed PD – Planned Development District zoning ordinance including development standards.
 - Legal description of metes and bounds.

The Law Offices of Robert D. Daake, PLLC.
Rob Daake, President

PO Box 6250, McKinney, TX 75071
rob@daake-law.com

- Zoning exhibits.

Should you have questions or require additional information, please do not hesitate to contact me at (469) 989-7265 or at rob@daake-law.com. Thank you.

Very truly yours,

THE LAW OFFICES OF ROBERT D. DAAKE, PLLC

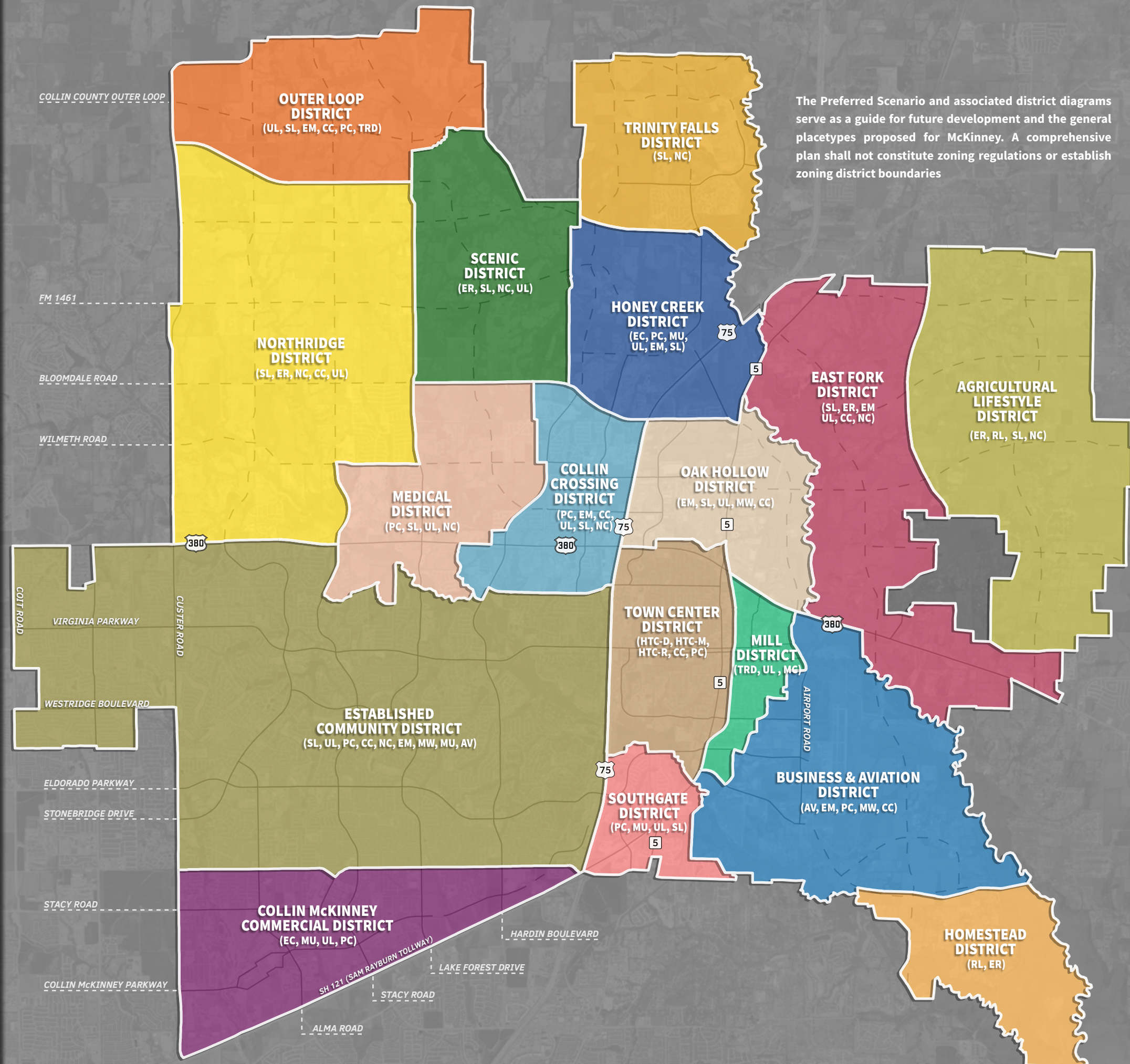
A handwritten signature in black ink, appearing to read 'R. Daake', with a stylized, cursive script.

Robert D. Daake, P.E., Esq.

PREFERRED SCENARIO

PLACETYPES

- Aviation (AV)
- Commercial Center (CC)
- Employment Mix (EM)
- Entertainment Center (EC)
- Estate Residential (ER)
- Historic Town Center - Downtown (HTC-D)
- Historic Town Center - Mix (HTC-M)
- Historic Town Center - Residential (HTC-R)
- Manufacturing & Warehousing (MW)
- Mixed Use Center (MU)
- Neighborhood Commercial (NC)
- Professional Campus (PC)
- Rural Residential (RR)
- Suburban Living (SL)
- Transit-Ready Development (TRD)
- Urban Living (UL)



The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

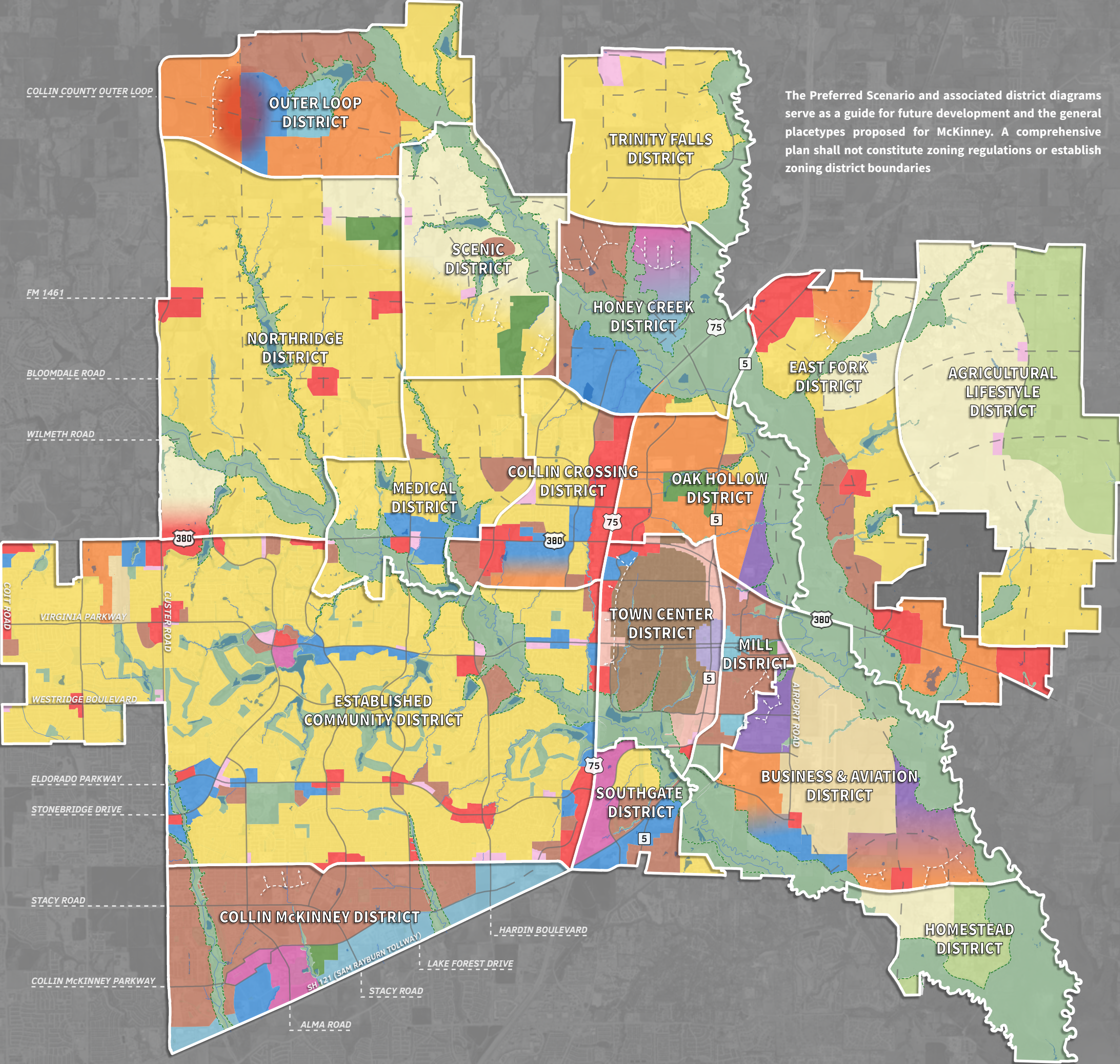
LAND USE DIAGRAM

LEGEND Placetypes

- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Campus
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living

Other Features

- Floodplain / Amenity Zone
- District Boundary

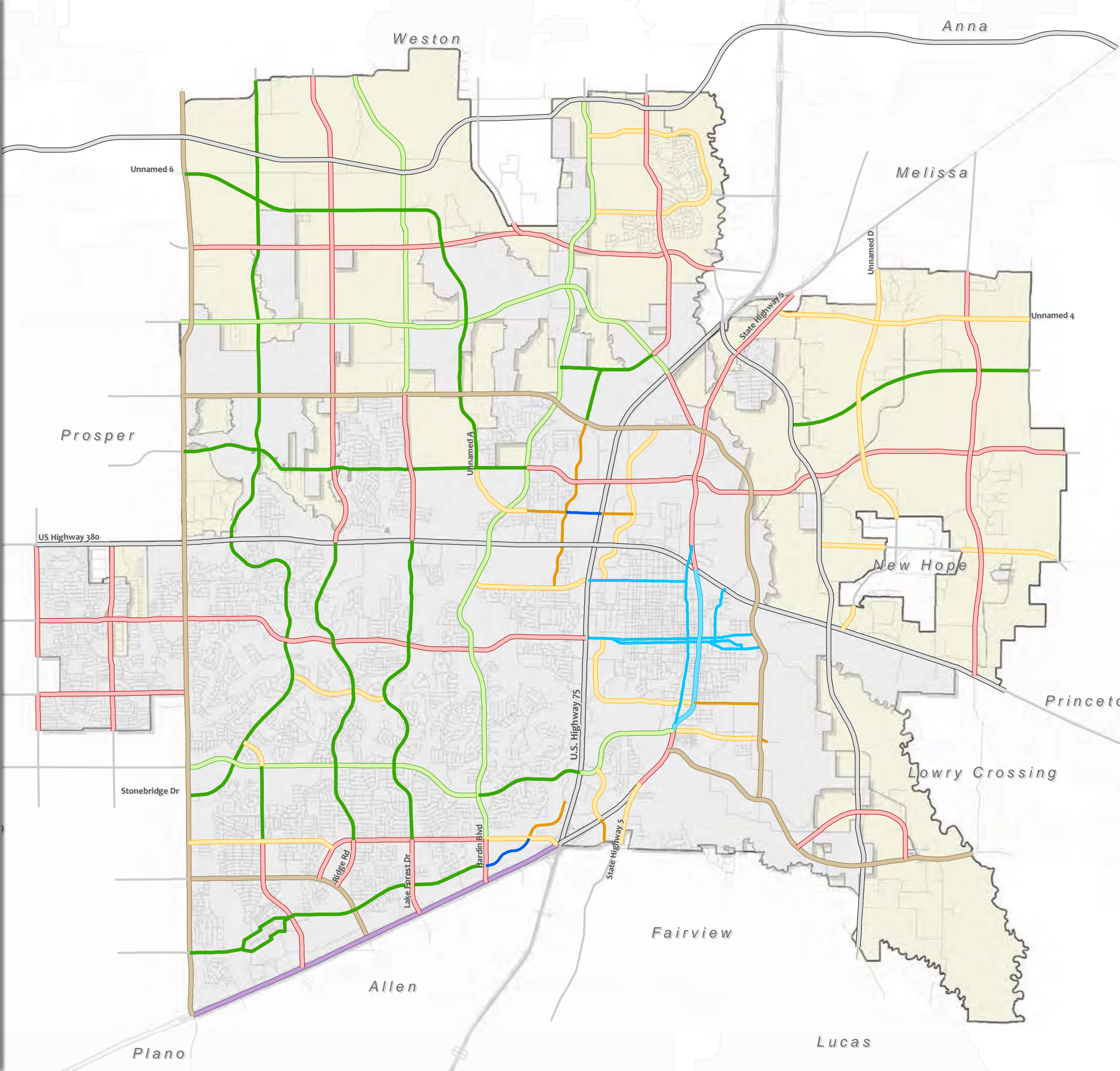


MASTER THOROUGHFARE PLAN

LEGEND

- Major Regional Highway/Multi-Modal
- Tollway
- Principal Arterial (130' - 6 lanes)
- Major Arterial (124' - 6 lanes)
- Greenway Arterial (140' - 6 lanes)
- Greenway Arterial (120' - 4 lanes)
- Minor Arterial (100' - 4 lanes divided)
- Minor Arterial (80' - 4 lanes undivided)
- Minor Arterial (70' - 3 lanes)
- Town Thoroughfare (2 lanes)
- Town Thoroughfare (2 lanes one way pairing)
- McKinney City Limits
- McKinney ETJ
- Other Cities

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignmnets may shift as roads are engineered and designed to accomodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.





HONEY CREEK ENTERTAINMENT DISTRICT

Intent - This area is designated to become a major new center for activity, including shopping, entertainment, recreation, restaurants and other regional attractions programmed together in a mixed-use environment.



DESCRIPTION

The Honey Creek Entertainment District will be comprised of two character-defining areas – a mixed-use entertainment center and a Professional Center area.

Within the mixed-use entertainment center, private and public uses (including cultural and recreational offerings) appeals to a diverse range of residents and visitors. While many of McKinney’s current entertainment, recreational and cultural offerings appeal to families with children, uses in this District will attract young and retiring professionals as well as entrepreneurs. Supporting uses include retail stores, restaurants, office spaces and residences for individuals employed within the Entertainment Center

or Professional Center areas. Commercial uses include free-standing stores with visibility from or access to US 75, as well as smaller spaces, vertically and horizontally integrated with office and residential uses.

The Professional Center area is centered southwest of the mixed-use entertainment center, near the intersection of US 75 and Bloomdale Road with access to the US 380 Corridor. Low- and moderate-profile buildings (single- and multi-tenant) will be found here along with corporate headquarters, all supported by local- and region-serving natural and built amenities.

“Uses in this District will attract young and retiring professionals”

Retail and service tenants in the Entertainment Center area will draw consumers from markets beyond McKinney, including those in Prosper and Sherman, portions of Frisco and Allen, and points north to the state line. Residential areas will include a variety of products at densities that support Mixed-Use and entertainment centers.

Businesses which locate in the Professional Center area will be seeking an attractive setting with connections to the US 380 Corridor and US 75 and proximity to the Collin County Government Center, Raytheon and the Baylor,

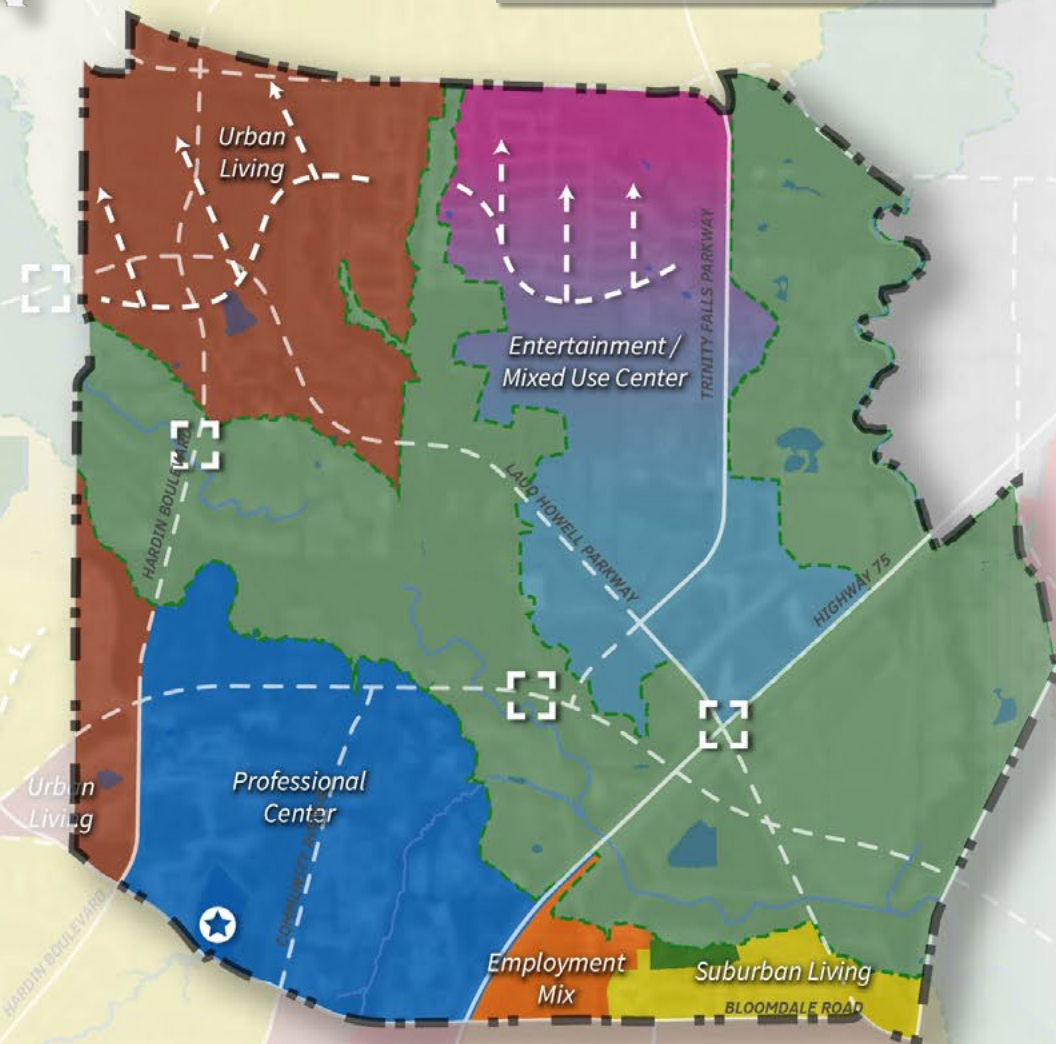
Scott & White Medical Center. Retail stores and restaurants will primarily serve the area’s daytime population and supplement commercial developments located within the entertainment center.

The households that will find this district appealing can generally be described as smaller households of single and married individuals, with jobs requiring professional and semi-professional skills, with incomes above the regional median, and a preference to rent or own in either established neighborhoods or urban centers.

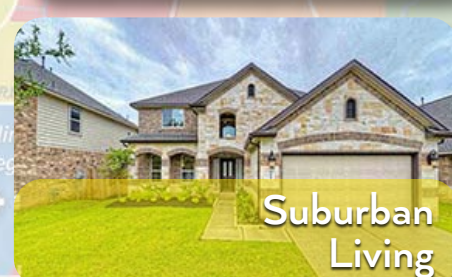
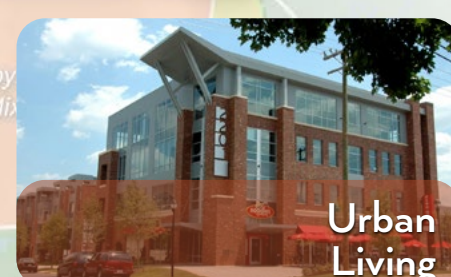
MARKET ANALYSIS

LAND USE DIAGRAM

The Preferred Scenario and associated district diagrams serve as a guide for future development and the general Placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



PLACETYPES



STRATEGIC DIRECTION

DEVELOPMENT PATTERN

1. **Entertainment Center** is the first of two character-defining Placetypes. Its success is most critical to Honey Creek's desired character. The primary focal point for this Placetype should be located along Laud Howell Parkway, between Trinity Falls Parkway and US 75. Depending on market support, the mixed-use Placetype would be appropriate to locate in the northernmost areas if they are not supportable as entertainment center. The Entertainment Center and Mixed-Use Center area on the diagram indicates an intensity transition from the highest intensity of uses to less intense products as these placetypes approach adjoining single-family residential placetypes to the North.

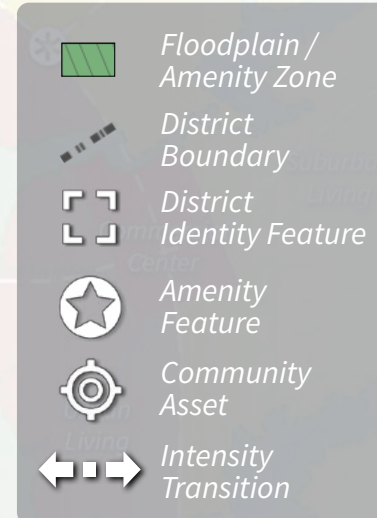
2. Three sides of the **Entertainment Center** area are bounded by floodplain. Future development at and around the intersection of US 75 and Laud Howell Parkway should integrate these natural areas into project design and development. Additional floodplain reclamation or modification in this area should be designed to enhance the Entertainment Center Placetype and its natural setting. Due to this desired integration, no other Placetypes should be allowed to locate between the Entertainment Center and the amenity zone.

3. **Professional Center** is the second character-defining Placetype in this District. It is intended to attract companies that want proximity to the Entertainment Center as part of their identity or because of their customer base. This is a unique location for businesses interested in sites near natural amenities, for companies desiring close proximity to the Collin County Government Center, and for companies whose employees want nearby choices for urban living. Design standards and technology infrastructure should be enhanced to compete for these employers.

4. Any infill development that occurs within these areas should be consistent and/or compatible with the existing built conditions and/or should demonstrate compatibility with the Placetypes and priorities shown in the Land Use Diagram.

5. The **Urban Living** Placetype offers residential choices for people who work in the Entertainment Center or who choose to live close to its attractions. The design and density of Urban Living development should create a walkable, pedestrian-friendly environment in the public and private spaces between the residential structures. While it includes a mix of housing types, lower-density and auto-oriented residential uses do not take full advantage of the area's potential and thus should be a minor part of the development pattern and should only be considered as a means by which to transition to existing residential uses. Accordingly, the Urban Living areas on the diagram indicate that an intensity transition from the highest density of Urban Living uses to less dense products as this placetype approaches the adjoining single-family residential neighborhoods.

6. The Entertainment Center and the Urban Living areas should share adjoining open space amenities and should be connected with streets and pathways that encourage walking and biking between the two areas.



INDUSTRY TRENDS

Development Trends

- Mixed-Use Environments
- 18-Hour Environments

Employment Trends

- Mobile Workforce
- High-Growth High-Tech

Social Trends

- Expanding Millennial Market

Residential Trends

- Starter & Retirement Homes
- Renting By Choice

PSYCHOGRAPHICS

EP Enterprising Professionals

BYP Bright Young Professionals

UPF Up & Coming Families

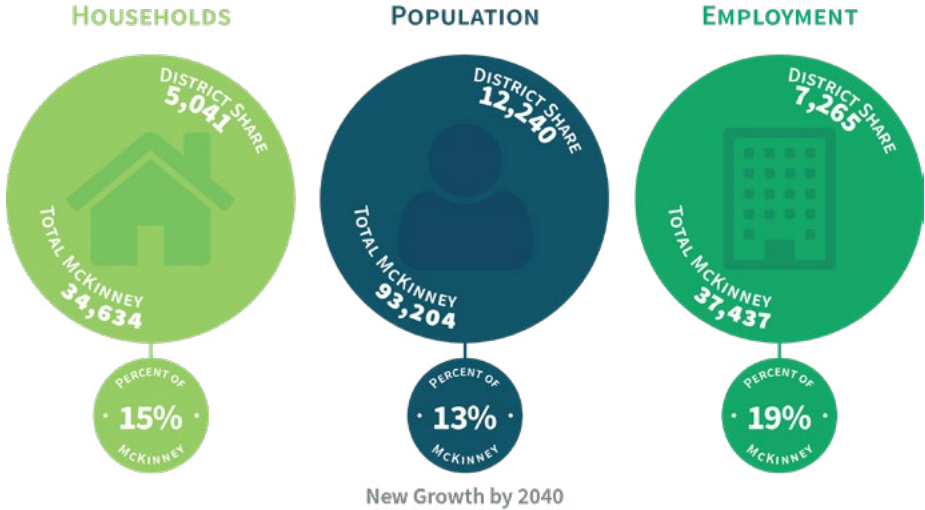
FA Fresh Ambitions

IDENTITY, AMENITIES, & INFRASTRUCTURE

Key identity and amenity features such as gateways, trails and parks are described in detail in the City of McKinney Parks and Recreation Master Plan. Additionally, the following considerations are key to reinforcing the vision for and intent of this District.

1. District Identity Features (including specially enhanced bridges) should establish an overall character and brand for the Honey Creek District. Specifically, the feature identified at US 75 and Laud Howell Parkway should serve as a major gateway and should focus on creating an overall character and brand for the City and / or the Honey Creek Entertainment District. Additional gateways should mark the crossing of the Honey Creek waterway and transition of major land uses from entertainment and mixed-use to large scale professional offices. More information about this and other gateway features can be found in the Parks and Recreation Master Plan.
2. The Amenity Feature on the Diagram denotes an existing lake that should be maximized as an amenity feature for future developments in this area.
3. Transportation, water, wastewater and stormwater infrastructure in this District should maximize compatibility with the creeks and related open space amenities, as well as the mixed-use development context of the District.
4. Mobility networks in this District should balance two different objectives. The major thoroughfares must provide adequate capacity to meet vehicular travel demand to regional destinations. At the same time, a network of streets and paths should provide convenient and inviting choices for non-auto travel between destinations within the District. This balance is particularly critical in this District because its compact, mixed-use character results in a high number of short trips, which will be feasible on foot or by bike if the area’s design is appropriate and appealing.
5. The design of roadways in this District should enhance the visibility and community value of the floodplain and open space areas. For example, single-loaded roadways along the District’s creeks could provide amenity value to those using the roads and higher property value to the properties facing the road and amenity.

The graphic that follows provides a profile of the Honey Creek Entertainment District if the District develops as outlined above. These graphics relate to new development only.



ANTICIPATED PUBLIC INVESTMENTS & INITIATIVES

The City of McKinney intends to consider the following major public investments to support the success of the Honey Creek Entertainment District.

1. Introduction of cultural venues and community amenities that diversify the entertainment mix in McKinney.
2. Design and finance of Identity Features at public locations within the District (i.e., creek crossings), consistent in design and character with those in adjacent private projects.
3. Investigate the use of special districts or other mechanisms that fund the costs associated with public improvements requiring higher service levels than provided citywide.
4. Consider the creation of a specific development code or other mechanism to ensure the desired development pattern within this District.



PLACETYPES FOR McKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.



RURAL LIVING

Rural Living areas are characterized by very large lots, abundant open space, pastoral views, and a high-degree of separation between buildings. The lots are typically larger than 2 acres and residential home sites are located randomly throughout the countryside. This type of development helps to maintain the rural character, scale, and scenic values of the surrounding area. This Placetype is intended to be the home of McKinney's farmland and pastureland.

IDENTIFYING FEATURES

1. Single-family Large Lots
2. Country Atmosphere
3. Agricultural Uses



SUBURBAN LIVING

This Placetype is found in close proximity to neighborhood commercial and commercial centers. Suburban Living provides the population necessary to support the nearby commercial and professional office uses within the surrounding corridors. These neighborhoods generally feature a subdivision layout. Residential uses are typically self-contained with a buffer from non-residential developments through transitional uses and landscaped areas. Lot sizes in Suburban Living areas are consistently less than ½ acre.

IDENTIFYING FEATURES

1. Single-family Mid-Size Lots
2. Parks & Amenities
3. Complements Neighborhood Commercial
4. Subdivision Orientation



ESTATE RESIDENTIAL

Predominately large lot single-family housing development on the urban-rural fringe. Unlike the Rural Living Placetype, home sites are typically located in a subdivision layout with access to some utility services. Residential uses are oriented interior to the site and may not have farm and livestock restrictions in more rural locations of the Placetype. Lot sizes in the Estate Residential Placetype range from ½ acre to 2 acre lots.

IDENTIFYING FEATURES

1. Single-family Large Lots
2. Open Spaces & Amenities
3. Subdivision Orientation
4. Suburban-Rural Transition



URBAN LIVING

Urban Living areas support a mix of housing options in a walkable development pattern. Urban neighborhoods are relatively compact and easy to get around by car, bike, or walking. They may contain one or more of the following housing types: small lot, single-family detached, townhomes, duplexes, condominiums, or apartments. The design and scale of the development in an urban neighborhood encourages active living, with a complete and comprehensive network of walkable streets. Although minimal, urban residential neighborhoods provide a small amount of local retail and services that serves the smaller and low intensity neighborhoods.

IDENTIFYING FEATURES

1. Compact Development
2. Mix of Residential Uses
3. Neighborhood Supporting Retail
4. Multi-modal Connectivity



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TRANSIT READY DEVELOPMENT

Transit Ready Developments (TRD) are regional-serving areas of economic, entertainment, and community activity. The size of TRD makes it an employment center and shopping destination for surrounding areas. Its focus on being a transit hub makes it a regional destination. The design and scale of the development in a TRD area encourages active living, with a comprehensive and interconnected network of walkable streets. TRD areas should feature a higher density development to utilize the limited space surrounding transit centers.

IDENTIFYING FEATURES

1. Transit-Oriented Developments (TODs)
2. Mix of Land Uses
3. High Density
4. Walkable Streets



COMMERCIAL CENTER

The Commercial Center Placetype is characterized by big box stores or multi-tenant commercial uses. They are typically located at high volume intersections and along both sides of a highway or arterial. Commercial Centers are accessible primarily by one mode of travel, the automobile; though walkable pedestrian access should be encouraged wherever possible. Buildings are typically set back from the road behind large surface parking lots that may be prime locations for infill development.

IDENTIFYING FEATURES

1. Near Major Thoroughfares
2. Large Clusters of Commercial
3. Big Box Anchor, Small Outlots Around
4. Infill Potential



ENTERTAINMENT CENTER

Entertainment Centers are emerging commercial centers planned or developed with large-scale master plans. These centers include a horizontal mix of uses including destination retail, restaurants, employment opportunities, and commercial uses that serve a regional scale. Residential uses support these destination developments and offer a variety of urban housing products. The master plan for a regional entertainment center reinforces the interdependence of uses to create an experience for visitors in the development. The Entertainment Center may have a shopping center, lifestyle area, or something similar as a prominent feature.

IDENTIFYING FEATURES

1. Interdependent Land Uses
2. Master Planned Areas
3. Regional Destinations
4. Cultural & Community Amenities



MIXED-USE CENTER

A Mixed-Use Center offers people the ability to live, shop, work, and play in one community. They include a mixture of housing types and multiple residential housing choices within close proximity to the goods and services residents need on a daily basis. This Placetype typically includes a higher intensity of uses developed in an urban style that are supported by nodes of activity. The design and scale of development in a mixed-use center encourages active living, with a complete and comprehensive network of walkable streets enhanced by a vertical style of development.

IDENTIFYING FEATURES

1. High Density Development
2. Community & Amenity Spaces
3. Walkable Streets
4. Interdependent Land Uses



PLACETYPES FOR MCKINNEY'S FUTURE

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PROFESSIONAL CENTER

The Professional Center Placetype generally provides for office uses and jobs that keep people in the city during normal working hours. A Professional Center is typically well landscaped and provides opportunities for small general offices, as well as larger employment uses such as corporate headquarters, institutional facilities and medical campuses. More intense professional uses are typically seen near major transportation corridors, while smaller developments are typically within residential areas and are supportive in nature.

IDENTIFYING FEATURES

1. General Office Facilities
2. Corporate, Institutional & Medical Uses
3. Amenity Spaces
4. Employment Centers



MANUFACTURING & WAREHOUSE

Manufacturing and Warehouse areas provide basic jobs and keep people in the city during different working hours. The employee per square foot of building space is usually low in these areas due to the large buildings that are needed for storage and logistics. They are well distanced from any nearby residential and are typically located near major transportation corridors like highways and railways.

IDENTIFYING FEATURES

1. Employment Centers
2. Large Warehouse Structures
3. Non-Residential Adjacent
4. Major Thoroughfare Adjacent



AVIATION PLACETYPE

The Aviation Placetype emphasizes employment types and uses that are related to aviation. Proximity to airports is essential for the purpose of transportation needs and logistics. Aviation uses can range in scale and intensity and provide a variety of employment types. Large low-profile buildings and hangars may be seen in Aviation areas, but also small shops and aviation office services.

IDENTIFYING FEATURES

1. Local Airport Adjacent
2. Airport Supporting Uses
3. Employment Driven Developments
4. Large Low-Profile Structures



EMPLOYMENT MIX

Employment Mix includes professional and service uses typically on smaller sized parcels with lower intensities than a traditional business campus. This type of development may support a variety of occupations including general office, research and development facilities, medical clinics, light industrial, and business incubators. These uses are typically located with nearby access to arterial thoroughfares. These businesses have appealing street frontages with an increased level of aesthetics and landscaping.

IDENTIFYING FEATURES

1. Non-Residential Mix of Uses
2. Employment Driven Developments
3. Medium to Lower Intensity Uses
4. Large Low-Profile Structures





NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial development is typically characterized as small, freestanding buildings containing one or more businesses. Unlike larger shopping centers that may attract regional commercial sites these primarily provide services for the surrounding neighborhoods. These developments may be accessed by a variety of transportation means. Business types may include restaurants, local retail, medical offices, banks, general offices, and other services.

IDENTIFYING FEATURES

1. Neighborhood Adjacent
2. Small Commercial Sites
3. Complementary Transitional Uses
4. Multi-Modal Accessibility



HISTORIC TOWN CENTER PLACETYPES

Town centers are locally serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment core and shopping destination for surrounding mixed-use or urban neighborhoods. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.

The Historic Town Center is a group of sub-placetypes that are located solely within the Town Center District. There are three in total: Town Center - Downtown, Town Center - Mix, and Town Center - Residential. These sub-placetypes were created in order to better describe the nuances of the Historic Town Center—from bustling McKinney Square to the quiet residential streets that surround it—and plan and preserve the area's assets appropriately.

Historic Town Center (HTC) - Downtown

Historic Town Center - Downtown is the sub-placetype that represents downtown: the city's historic seat of government, commerce, and community activity. The size of downtown also makes it a major destination for shopping and entertainment for the surrounding neighborhoods, city, and region. The design and scale of development encourages active living and a mix of uses within a comprehensive and interconnected network of walkable streets. In addition to its role as the community's traditional center of business and social life, downtown is also home to a burgeoning residential population. Residences are often intermingled within larger structures, and buildings typically stand two or more stories tall with condominiums or apartments over storefronts.

IDENTIFYING FEATURES

1. Walkable Streets
2. Shared Community Spaces
3. Historic Buildings
4. Cultural Destination



HISTORIC TOWN CENTER PLACETYPES

Town centers are locally serving areas of economic, entertainment, and community activity. The size of a town center makes it an employment core and shopping destination for surrounding mixed-use or urban neighborhoods. The design and scale of the development in a town center encourages active living, with a comprehensive and interconnected network of walkable streets.

Historic Town Center (HTC) - Mix

Historic Town Center - Mix represents a transitional area between the relatively intense use of land downtown and along the highway corridors and the surrounding, urban neighborhoods. These areas display an intermediate density in both residential and commercial offerings that transition from an urban to suburban development pattern as development approaches the HTC – Residential sub-placetype. Commercial buildings tend to be multi-tenant. Residential structures are typically compact. While less dense than HTC - Downtown, streets and sidewalks are still navigable on foot and scaled to the pedestrian experience.

IDENTIFYING FEATURES

1. Transition to Surrounding Residential
2. Mix of Land Uses
3. Walkable Development Style
4. Intermediate Density



Historic Town Center (HTC) - Residential

The Historic Town Center - Residential sub-placetype describes the established urban neighborhoods surrounding downtown. Medium-lot, single-family detached homes are the predominant use of land in this placetype. Attached residential structures, including townhomes, patio-homes, and duplexes, are less common but still a presence. Many of the community's oldest and most historic homes are found here, requiring a layer of municipal protection so as to maintain their integrity and historic character.

IDENTIFYING FEATURES

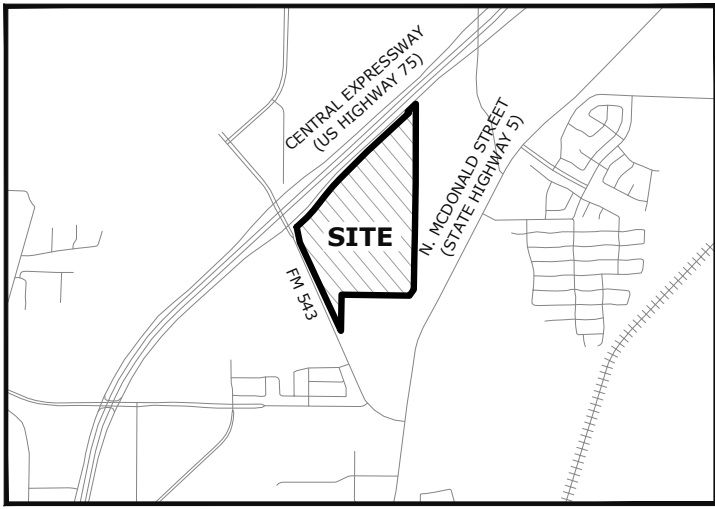
1. Single-family Small/Medium Lot
2. Historic Character
3. Residential Housing Type
4. Grid Street Pattern



Land Use	MF36	I1
Accessory building, detached	A	
Accessory dwelling unit		
Accessory structure	A	
Agricultural and ranching, private or wholesale	P	P
Agricultural and ranching, retail		P
Airport terminal		
Airport, heliport, landing field, and aircraft hangar		
Amenity center, neighborhood	P	
Animal care and services, indoor only		P
Animal care and services, outdoor area		P
Animal care and services, outdoor boarding		P
Arts or cultural center	P	P
Assisted living facility	P	
Auto, motorcycle, truck, or boat, rental or sales		S
Banks and financial services		P
Batch plant		
Batch plant (outdoor), temporary		T
Bed & breakfast		
Body art studio		P
Car wash		P
Caretaker's or watchman's quarters		A
Cemetery		
Civic club or fraternal organization	P	P
Clinic, medical or dental		P
College or university	P	P
Commercial entertainment, indoor		P
Commercial entertainment, outdoor	S	P
Commercial laundry		P
Community care facility		P
Community care home	C	
Community garden	C	C
Community transition facility		S
Construction field office	T	T
Contractor's yard		S
Cottage industrial		C
Country club	P	C
Crisis support facility		P
Crisis support home	C	
Data center		P
Day care center		C
Dirt or topsoil extraction, sand or gravel mining or storage		S
Dispatch office		C
Displacement shelter		S
Donation collection container		A
Duplex		

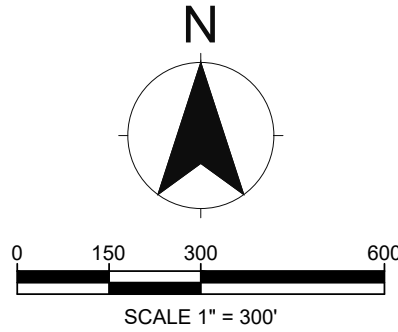
Electric vehicle charging facility		C
Electric vehicle charging station	A	A
Fairgrounds or rodeo grounds		P
Farmers' market, permanent		P
Food and beverage processing		P
Food trucks, operation sites, and food truck courts		P
Fuel sales, passenger vehicles		C
Fuel sales, truck		S
Funeral home or mortuary	S	P
Government facilities (city, excluding airport uses)	P	P
Government or public facility (non-city)		C
Greenhouse or plant nursery		P
Gun range, indoor		P
Gun range, outdoor		
Gym or fitness studio		P
Heavy machinery, rental, sales, and storage		S
Helistop		A
Home occupation	A	
Hospital	P	P
Hotel or motel		P
Impound lot or yard		P
Independent living	P	
Junk or salvage yard		
Livestock auction		P
Manufactured home		
Manufacturing, heavy		
Manufacturing, light		P
Microbrewery, distillery, winery or cidery		P
Model home		
Motor freight terminal		P
Multi-family, cottage	P	
Multi-family, traditional	P	
Office		P
Office showroom/warehouse		P
Oil and natural gas well drilling and operations		
Outdoor storage		A
Parking garage or lot, paid or private	P	P
Pawn shop		P
Personal service		P
Portable storage container	T	
Power plant or electrical generating station		P
Private club		S
Quadplex		
Radio or TV broadcast station		P
Railroad freight terminal		P
Reception or event center outdoor		P
Reception or event center, indoor		P

Recreational vehicles, rental or sales		S
Recreation area, private	P	P
Recycling facility		C
Refining or storage of petroleum, natural gas, butane, or propane		
Religious assembly	C	C
Religious or philanthropic uses	T	T
Restaurant, brew pub		C
Restaurant, carry out and delivery only		P
Restaurant, dine-in		C
Restaurant, drive-in or drive-through		C
Retail sales		C
Sanitary landfill		
School, business or trade		P
School, public, private or parochial	P	P
Seasonal sales	T	T
Self-storage		P
Sexually-oriented business		
Single-family attached		
Single-family detached		
Solar farm		P
Stable, commercial		C
Stockyard or slaughterhouse		
Storage, automobile		P
Storage, boat, truck, or recreational vehicle		P
Swimming pool	A	
Telecommunication Structure, High Rise	S	S
Telecommunication Structure, Low Rise	C	C
Telecommunication Structure, Stealth	C	C
Traders' village		
Transportation station		S
Triplex		
Truck stop		
Utility substation	S	S
Vehicle repair, major		P
Vehicle repair, minor		P
Warehouse		P
Warming station	T	T
Water or wastewater treatment plant		
Wind energy conversion system (WECS)	C	C

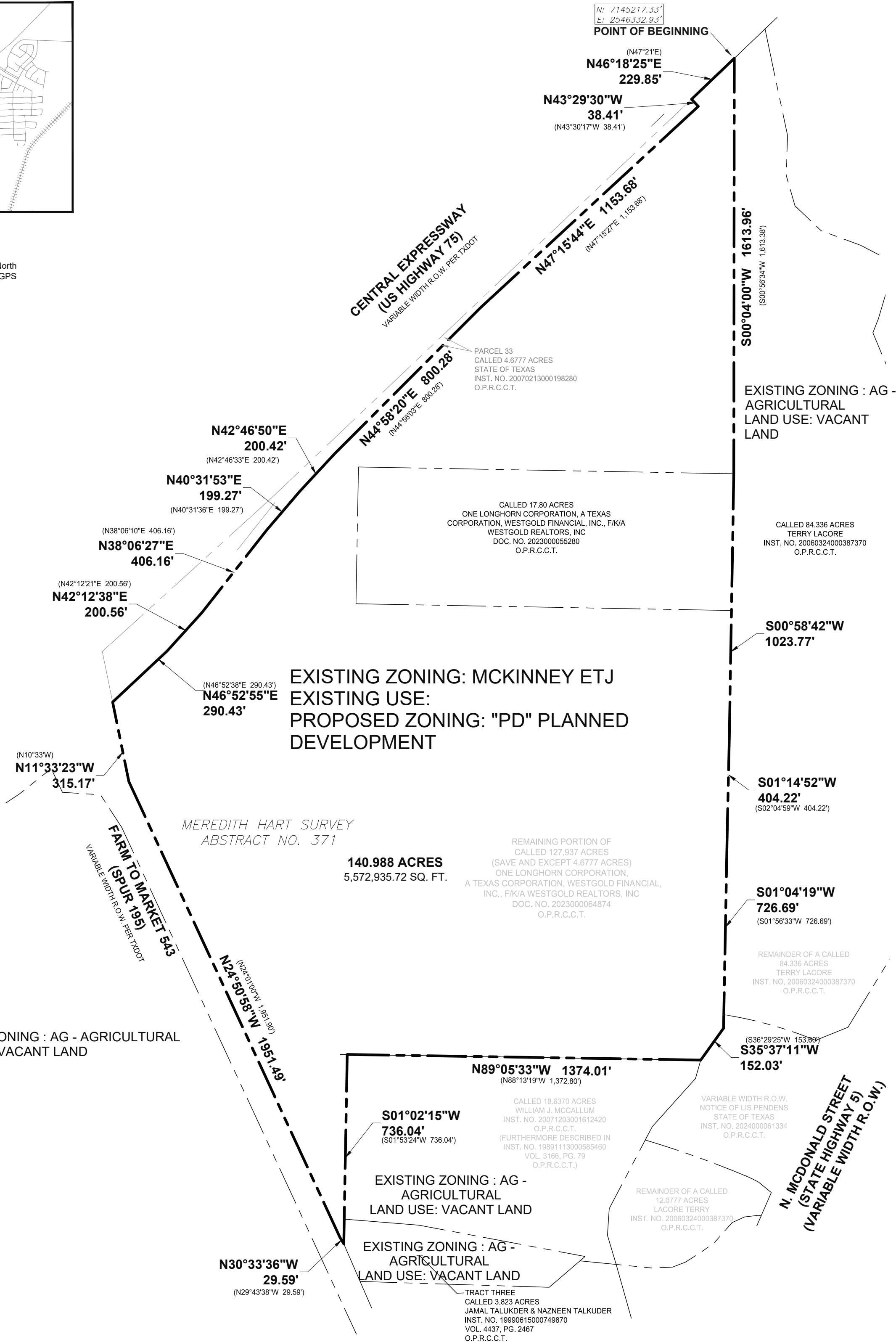


VICINITY MAP
(NOT TO SCALE)

GENERAL NOTE
Bearing and coordinates based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.



EXISTING ZONING : AG - AGRICULTURAL
LAND USE: VACANT LAND



LEGAL DESCRIPTION
140.988 Acres

BEING all of that certain tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, and being all of a called 17.80 acre tract of land described in the deed to One Longhorn Corporation, a Texas Corporation, Westgold Financial, Inc., f/k/a Westgold Realtors, Inc., a California Corporation, recorded in Instrument No. 2023000055280, Official Public Records of Collin County, Texas, and that remaining portion of a tract of land described in the deed to One Longhorn Corporation, a Texas Corporation, Westgold Financial, Inc., f/k/a Westgold Realtors, Inc., a California Corporation, recorded in Instrument No. 2023000064874, said Official Public Records, and being more particularly described as follows:

BEGINNING at 1/2-inch iron rod with a cap (illegible) found in the southerly right-of-way line of US Highway 75 (Central Expressway) for the northeast corner of said remainder of 127.937 acre tract, common to the northwest corner of a called 84.336 acre tract of land described in the deed to Terry Lacore, recorded in Instrument No. 20060324000387370, said Official Public Records;

THENCE South 00°04'00" West, with the easterly line of said remainder of 127.937 acre tract and the westerly line of said 84.336 acre tract, a distance of 1,613.96 feet to a 1/2-inch iron rod found for a salient corner of said remainder of 127.937 acre tract, common to the northeast corner of said 17.80 acre tract and an angle point in the westerly line of said 84.336 acre tract;

THENCE South 00°58'42" West, the easterly lines of said 17.80 acre tract and said remainder of 127.937 acre tract, continuing with the westerly line of said 84.336 acre tract, a distance of 1,023.77 feet to an 1/2" capped iron rod set w/cap stamped "KFM";

THENCE South 01°14'52" West, continuing with the easterly line of said remainder of 127.937 acre tract and the westerly line of said 84.336 acre tract, a distance of 404.22 feet to a 5/8-inch iron rod found for an angle point;

THENCE South 01°04'19" West, continuing with the easterly line of said remainder of 127.937 acre tract and the westerly line of said 84.336 acre tract, passing a 1/2-inch iron rod with a cap stamped "GEER 4117" found on the north side of the East Fork Trinity River at a distance of 626.57 feet, continuing on said course, a total distance of 726.69 feet to a point in said East Fork Trinity River;

THENCE South 35°37'11" West, in said East Fork Trinity River with a southeasterly line of said remainder of 127.937 acre tract and the northwesterly line of said 84.336 acre tract, a distance of 152.03 feet to a point for the northeast corner of a called 18.6370 acre tract of land conveyed in the deed to William J. McCallum, recorded in Instrument No. 20071203001612420, said Official Public Records, and furthermore described in Instrument No. 19891113000585460 (Volume 3166, Page 79), said Official Public Records;

THENCE North 89°05'33" West, with the southerly line of said remainder of 127.937 acre tract and the northerly line of said 18.6370 acre tract, a distance of 1,374.01 feet to a 2-inch iron pipe found for a re-entrant corner of said remainder of 127.937 acre tract, same being the northwest corner of said 18.6370 acre tract;

THENCE South 01°02'15" West, with an easterly line of said remainder of 127.937 acre tract and the westerly lines of said 18.6370 acre tract and of a called 3.823 acre tract of land described as Tract Three in the deed to Jamal Talukder and Nazneen Talukder, recorded in Instrument No. 19990615000749870 (Volume 4437, Page 2467, said Official Public Records, a distance of 736.04 feet to a 1/2-inch iron rod found for angle point in the northeasterly right-of-way line of Farm to Market 543 (Spur 195), being the southerly corner of the remainder of 127.937 acre tract;

THENCE North 30°33'36" West, with the northeasterly right-of-way line of said Farm to Market 543 and the southwesterly line of the remainder of 127.937 acre tract, a distance of 29.59 feet to a 1/2-inch iron rod found for an angle point;

THENCE North 24°50'58" West, continuing with the northeasterly right-of-way line of said Farm to Market 543 and the southwesterly line of the remainder of 127.937 acre tract, a distance of 1,951.49 feet to a 1/2-inch iron rod found for an angle point;

THENCE North 11°33'23" West, continuing with the northeasterly right-of-way line of said Farm to Market 543 and the southwesterly line of said remainder of the 127.937 acre tract, a distance of 315.17 feet to a point for the intersection of the northeasterly right-of-way line of said Farm to Market 543 and the southeasterly right-of-way line of Central Expressway (US Highway 75), same being the southerly corner of a called 4.6777 acre tract of land described as Parcel 33 in the deed to State of Texas, recorded in Instrument No. 2007021000158280, said Official Public Records, and from which a 5/8-inch iron rod found bears South 71°32'49" West, a distance of 2.44 feet;

THENCE with the southeasterly line of said Parcel 33 and southeasterly right-of-way line of said Central Expressway, Same being the Northwesterly line of the remainder of 127.937 acre tract the following courses:

- North 46°52'55" East, passing a 5/8-inch iron rod with a cap (TxDoT) found at a distance of 192.75 feet, continuing on said course, a total distance of 290.43 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
- North 42°12'38" East, a distance of 200.56 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
- North 38°06'27" East, a distance of 406.16 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
- North 40°31'53" East, a distance of 199.27 feet to an aluminum disk found (TxDoT) found for an angle point;
- North 42°46'50" East, a distance of 200.42 feet to a 5/8-inch iron rod found for an angle point;
- North 44°58'20" East, a distance of 800.28 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
- North 47°15'44" East, a distance of 1,153.68 feet to an aluminum disk found (TxDoT) found for the easterly corner of said Parcel 33;
- North 43°29'30" West, a distance of 38.41 feet to an aluminum disk found (TxDoT) found for the northerly corner of said Parcel 33 and in the northerly line of the remainder of 127.937 acre tract;

THENCE North 46°18'25" East, continuing with the southeasterly right-of-way line of said Central Expressway and with the northwesterly line of the remainder of 127.937 acre tract, a distance of 229.85 feet to the POINT OF BEGINNING and enclosing 140.988 acres of land, more or less.

OWNER:
ONE LONGHORN CORPORATION
12400 Preston Road, Ste 100, Frisco, Texas 75033

NORTH TEXAS NATURAL SELECT MATERIALS, LLC
6500 Meyer Way, Ste 110 McKinney, Texas 75070

ZONING EXHIBIT 140.988 ACRES

IN THE MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

KFM
ENGINEERING & DESIGN

3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT #:	DRAWN BY:	REVIEW BY:	DATE:	SHEET:
0100001	FRM	JK	10/24/2025	1 OF 1
CLIENT:	N/A			
TITLE:	N/A			
GF #:	N/A			
EFF. DATE:	N/A			
REVISION	DATE	DESCRIPTION		
1				
2				
3				
4				
5				

Exhibit "B"
Legal Description

BEING all of that certain tract of and situated in the MEREDITH HART SURVEY, ABSTRACT No. 371, City of McKinney, Collin County, Texas, and being all of a called 17.80 acre tract of land described in the deed to F.M. 543 - McKinney 17 Joint Venture, recorded in Instrument No. 1995-0086744, Official Public Records of Collin County, Texas, and that remaining portion of a tract of land described in the deed to Westgold Realtors, Inc., recorded in Instrument No. 1992-0082337, said Official Public Records, and being more particularly described as follows:

BEGINNING at 1/2" iron rod with a cap (illegible) found in the Southerly right-of-way line of US Highway 75 (Central Expressway) for the Northeast corner of said Westgold Realtors tract, common to the Northwest corner of a called 84.336 acre tract of land described in the deed to Terry Lacore, recorded in Instrument No. 20060324000387370, said Official Public Records;

THENCE South 00° 04' 00" West, with the Easterly line of said Westgold Realtors tract and the Westerly line of said 84.336 acre tract, a distance of 1,613.96 feet to a 1/2" iron rod found for a salient corner of said Westgold Realtors tract, common to the Northeast corner of said 17.80 acre tract and an angle point in the Westerly line of said 84.336 acre tract;

THENCE South 00° 58' 42" West, the Easterly lines of said 17.80 acre tract and said Westgold Realtors tract, continuing with the Westerly line of said 84.336 acre tract, a distance of 1,023.77 feet to an angle point;

THENCE South 01° 14' 52" West, continuing with the Easterly line of said Westgold Realtors tract and the Westerly line of said 84.336 acre tract, a distance of 404.22 feet to a 5/8" iron rod found for an angle point;

THENCE South 01° 04' 19" West, continuing with the Easterly line of said Westgold Realtors tract and the Westerly line of said 84.336 acre tract, passing a 1/2" iron rod with a cap stamped "GEER 4117" found on the North side of the East Fork Trinity River at a distance of 626.57 feet, continuing on said course, a total distance of 726.69 feet to a point in said East Fork Trinity River;

THENCE South 35° 37' 11" West, in said East Fork Trinity River with a Southeasterly line of said Westgold Realtors tract and the Northwesterly line of said 84.336 acre tract, a distance of 152.03 feet to a point for the Northeast corner of a called 18.6370 acre tract of land conveyed in the deed to William J. McCallum, recorded in Instrument No. 20071203001612420, said Official Public Records, and furthermore described in Instrument No. 19891113000585460 (Volume 3166, Page 79), said Official Public Records;

THENCE North 89° 05' 33" West, with the Southerly line of said Westgold Realtors tract and the Northerly line of said 18.6370 acre tract, a distance of 1,374.01 feet to a 2" iron pipe found for a

re-entrant corner of said Westgold Realtors tract, common to the Northwest corner of said 18.6370 acre tract;

THENCE South 01° 02' 15" West, with an Easterly line of said Westgold Realtors tract and the Westerly lines of said 18.6370 acre tract and of a called 3.823 acre tract of land described as Tract Three in the deed to Jamal Talukder and Nazneen Talukder, recorded in Instrument No. 19990615000749870 (Volume 4437, Page 2467), said Official Public Records, a distance of 736.04 feet to a 1/2" iron rod found for angle point in the Northeasterly right-of-way line of Farm to Market 543 (Spur 195), common to the Southerly corner of said Westgold Realtors tract;

THENCE North 30° 33' 36" West, with the Northeasterly right-of-way line of said Farm To Market 543 and the Southwesterly line of said Westgold Realtors tract, a distance of 29.59 feet to a 1/2" iron rod found for an angle point;

THENCE North 24° 50' 58" West, continuing with the Northeasterly right-of-way line of said Farm to Market 543 and the Southwesterly line of said Westgold Realtors tract, a distance of 1,951.49 feet to a 1/2" iron rod found for an angle point;

THENCE North 11° 33' 23" West, continuing with the Northeasterly right-of-way line of said Farm to Market 543 and the Southwesterly line of said Westgold Realtors tract, a distance of 315.17 feet to a point for the intersection of the Northeasterly right-of-way line of said Farm to Market 543 and the Southeasterly right-of-way line of Central Expressway (US Highway 75), same being the Southerly corner of a called 4.6777 acre tract of land described as Parcel 33 in the deed to the State of Texas, recorded in Instrument No. 20070213000198280, said Official Public Records, and from which a 5/8" iron rod found bears South 71° 32' 49" West, a distance of 2.44 feet;

THENCE with the Southeasterly line of said Parcel 33 and Southeasterly right-of-way line of said Central Expressway, the following courses:

1. North 46° 52' 55" East, passing a 5/8" iron rod with a cap (TxDoT) found at a distance of 192.75 feet, continuing on said course, a total distance of 290.43 feet to an angle point;
2. North 42° 12' 38" East, a distance of 200.56 feet to an angle point;
3. North 38° 06' 27" East, a distance of 406.16 feet to an angle point;
4. North 40° 31' 53" East, a distance of 199.27 feet to an aluminum disk found (TxDoT) found for an angle point;
5. North 42° 46' 50" East, a distance of 200.42 feet to a 5/8" iron rod found for an angle point;

6. North 44° 58' 20" East, a distance of 800.28 feet to an angle point;

7. North 47° 15' 44" East, a distance of 1,153.68 feet to an aluminum disk found (TxDoT) found for the Easterly corner of said Parcel 33;

8. North 43° 29' 30" West, a distance of 38.41 feet to an aluminum disk found (TDoT) found for the Northerly corner of said Parcel 33 and in the Northerly line of said Westgold Realtors tract;

THENCE North 46° 18' 25" East, continuing with the Southeasterly right-of-way line of said Central Expressway and with the Northwesterly line of said Westgold Realtors tract, a distance of 229.85 feet to the **POINT OF BEGINNING** and enclosing 140.988 acres of land, more or less.

Development Regulations

- 1) **In General.** The subject property, as described in the Legal Description attached hereto as Exhibit "B" (the "Property"), shall be zoned "PD" – Planned Development District. Use and development of the Property shall conform to the requirements of Article 2: Zoning Regulations of the City's Unified Development Code ("UDC"), except as noted below. The Planned Development is established to allow for light industrial or mixed-use development consisting of up to 900 multi-family residential dwelling units and a minimum of 25 acres of light industrial uses.

- 2) **Permitted Uses.**

All uses permitted in the I1 (Light Industrial District) and the MF30 (Multi-Family Residential District) as provided for in the Article 2 of the UDC, as well as uses provided for within this PD (Planned Development District) are allowed.

- 3) **Space Limits.** The following space limits shall apply to the Property.

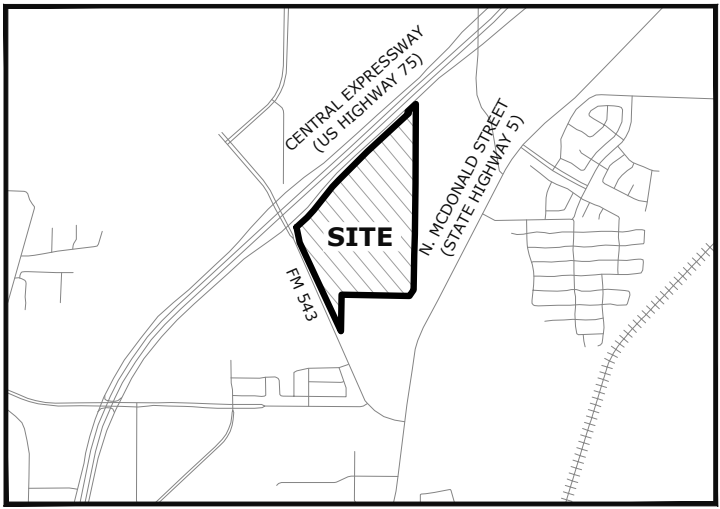
- a. Minimum lot area: 0 Sq. ft
- b. Minimum lot width: 50 ft
- c. Minimum lot depth: 0 ft
- d. Minimum front yard setback: 20 ft
- e. Minimum rear yard setback: 0 ft
- f. Minimum side yard setback (interior lot): 0 ft
- g. Minimum side yard setback (corner lot): 0 ft
- h. Maximum height: 45 ft
- i. Maximum lot coverage: 70%
- j. Up to 900 multi-family residential dwelling units are allowed by right on Zone 2.
- k. Light industrial uses, are allowed by right on both Zones 1 and 2.

4) **Site and Development Standards .**

- a. Non-residential buildings must be a minimum of 15,000 square feet in floor area.
- b. As provided for within the executed Development Agreement, architectural standards for non-residential buildings shall be:
 - a. Acceptable façade materials shall include:
 - 1. Masonry (including brick, stone, and three-coat stucco);
 - 2. Concrete tilt-up panels that are finished with decorative surfaces such as exposed aggregate, precast patterns, or applied coatings for aesthetic and structure integrity; and
 - 3. Glass.
 - b. Façades facing public rights-of-way shall meet the following requirements:
 - 1. A minimum of 10% of each façade area shall be non-opaque glazing.
 - 2. An offset (projection or recess) of a minimum of 9 inches is required every 100 feet, except for façades at or greater than 200 feet where a minimum of two offsets are required.
 - 3. For offsets less than three feet in depth or projection, the offset must be accompanied by a change in building color, change in building materials, or additional building or parapet height of a minimum of two feet.

5) **Location of Uses.** The Subject Property shall be permitted to develop either as a combination of light industrial and multi-family uses or up to the entirety of the property for light industrial uses, with the following provisions:

- a. Up to 900 units of multi-family shall be allowed within any area of the Subject Property designated on the Plan in Exhibit "E" for Multi-Family Residential Uses (Zone 2).
- b. No multi-family residential uses shall be allowed within any area of the Subject Property designated on the Plan in Exhibit "E" for Industrial Uses (Zone 1). Areas developed for light industrial uses cannot be used for multi-family uses.
- c. The property owner, in its sole discretion, may adjust the land uses and development improvements shown on the Plan in Exhibit "E" as needed during detailed site design subject to the agreed-upon unit cap of 900 multi-family units and a minimum of 25 acres of all other land uses.



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTE
Bearing and coordinates based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.

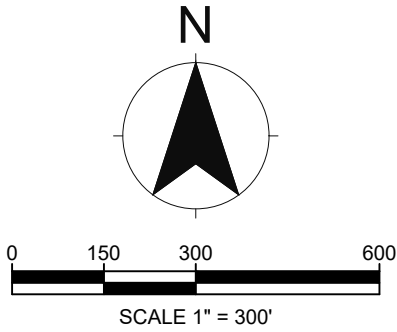
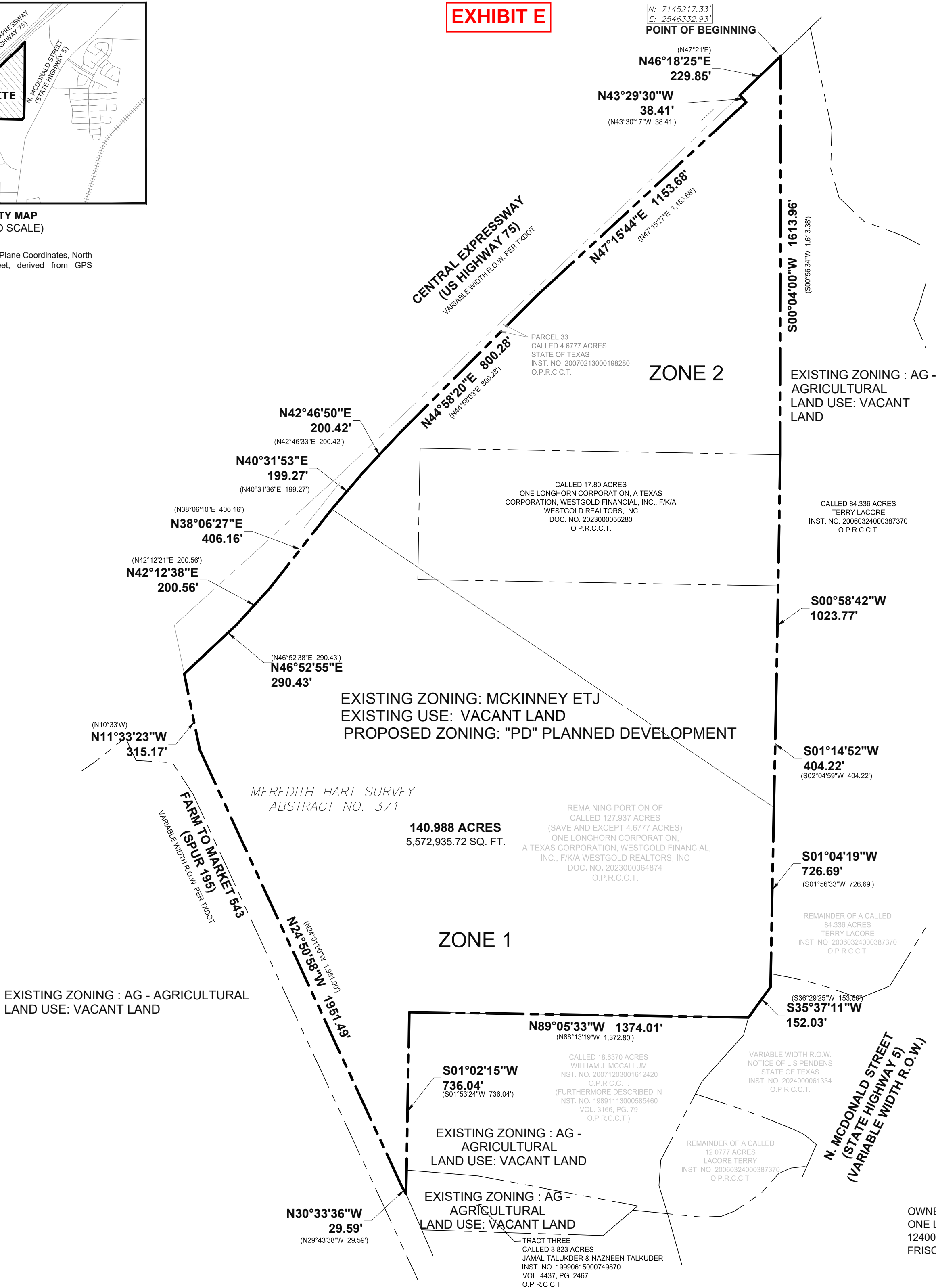


EXHIBIT E



LEGAL DESCRIPTION
140.988 Acres

BEING all of that certain tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas, and being all of a called 17.80 acre tract of land described in the deed to One Longhorn Corporation, a Texas Corporation, Westgold Financial, Inc., f/k/a Westgold Realtors, Inc., a California Corporation, recorded in Instrument No. 2023000055280, Official Public Records of Collin County, Texas, and that remaining portion of a tract of land described in the deed to One Longhorn Corporation, a Texas Corporation, Westgold Financial, Inc., f/k/a Westgold Realtors, Inc., a California Corporation, recorded in Instrument No. 2023000064874, said Official Public Records, and being more particularly described as follows:

BEGINNING at 1/2-inch iron rod with a cap (illegible) found in the southerly right-of-way line of US Highway 75 (Central Expressway) for the northeast corner of said remainder of 127.937 acre tract, common to the northwest corner of a called 84.336 acre tract of land described in the deed to Terry Lacore, recorded in Instrument No. 20060324000387370, said Official Public Records;

THENCE South 00°04'00" West, with the easterly line of said remainder of 127.937 acre tract and the westerly line of said 84.336 acre tract, a distance of 1,613.96 feet to a 1/2-inch iron rod found for a salient corner of said remainder of 127.937 acre tract, common to the northeast corner of said 17.80 acre tract and an angle point in the westerly line of said 84.336 acre tract;

THENCE South 00°58'42" West, the easterly lines of said 17.80 acre tract and said remainder of 127.937 acre tract, continuing with the westerly line of said 84.336 acre tract, a distance of 1,023.77 feet to an 1/2" capped iron rod set w/cap stamped "KFM";

THENCE South 01°14'52" West, continuing with the easterly line of said remainder of 127.937 acre tract and the westerly line of said 84.336 acre tract, a distance of 404.22 feet to a 5/8-inch iron rod found for an angle point;

THENCE South 01°04'19" West, continuing with the easterly line of said remainder of 127.937 acre tract and the westerly line of said 84.336 acre tract, passing a 1/2-inch iron rod with a cap stamped "GEER 4117" found on the north side of the East Fork Trinity River at a distance of 626.57 feet, continuing on said course, a total distance of 726.69 feet to a point in said East Fork Trinity River;

THENCE South 35°37'11" West, in said East Fork Trinity River with a southeasterly line of said remainder of 127.937 acre tract and the northwesterly line of said 84.336 acre tract, a distance of 152.03 feet to a point for the northeast corner of a called 18.6370 acre tract of land conveyed in the deed to William J. McCallum, recorded in Instrument No. 20071203001612420, said Official Public Records, and furthermore described in Instrument No. 19891113000585460 (Volume 3166, Page 79), said Official Public Records;

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THENCE South 01°02'15" West, with an easterly line of said remainder of 127.937 acre tract and the westerly lines of said 18.6370 acre tract and of a called 3.823 acre tract of land described as Tract Three in the deed to Jamal Talukder and Nazneen Talukder, recorded in Instrument No. 19990615000749870 (Volume 4437, Page 2467, said Official Public Records, a distance of 736.04 feet to a 1/2-inch iron rod found for angle point in the northeasterly right-of-way line of Farm to Market 543 (Spur 195), being the southerly corner of the remainder of 127.937 acre tract;

THENCE North 30°33'36" West, with the northeasterly right-of-way line of said Farm to Market 543 and the southwesterly line of the remainder of 127.937 acre tract, a distance of 29.59 feet to a 1/2-inch iron rod found for an angle point;

THENCE North 24°50'58" West, continuing with the northeasterly right-of-way line of said Farm to Market 543 and the southwesterly line of the remainder of 127.937 acre tract, a distance of 1,951.49 feet to a 1/2-inch iron rod found for an angle point;

THENCE North 11°33'23" West, continuing with the northeasterly right-of-way line of said Farm to Market 543 and the southwesterly line of said remainder of the 127.937 acre tract, a distance of 315.17 feet to a point for the intersection of the northeasterly right-of-way line of said Farm to Market 543 and the southeasterly right-of-way line of Central Expressway (US Highway 75), same being the southerly corner of a called 4.6777 acre tract of land described as Parcel 33 in the deed to State of Texas, recorded in Instrument No. 2007021000158280, said Official Public Records, and from which a 5/8-inch iron rod found bears South 71°32'49" West, a distance of 2.44 feet;

THENCE with the southeasterly line of said Parcel 33 and southeasterly right-of-way line of said Central Expressway, Same being the Northwesterly line of the remainder of 127.937 acre tract the following courses:

- North 46°52'55" East, passing a 5/8-inch iron rod with a cap (TxDoT) found at a distance of 192.75 feet, continuing on said course, a total distance of 290.43 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
- North 42°12'38" East, a distance of 200.56 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
- North 38°06'27" East, a distance of 406.16 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
- North 40°31'53" East, a distance of 199.27 feet to an aluminum disk found (TxDoT) found for an angle point;
- North 42°46'50" East, a distance of 200.42 feet to a 5/8-inch iron rod found for an angle point;
- North 44°58'20" East, a distance of 800.28 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
- North 47°15'44" East, a distance of 1,153.68 feet to an aluminum disk found (TxDoT) found for the easterly corner of said Parcel 33;
- North 43°29'30" West, a distance of 38.41 feet to an aluminum disk found (TxDoT) found for the northerly corner of said Parcel 33 and in the northerly line of the remainder of 127.937 acre tract;

THENCE North 46°18'25" East, continuing with the southeasterly right-of-way line of said Central Expressway and with the northwesterly line of the remainder of 127.937 acre tract, a distance of 229.85 feet to the POINT OF BEGINNING and enclosing 140.988 acres of land, more or less.

ZONING EXHIBIT
140.988 ACRES

IN THE MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

KFM
ENGINEERING & DESIGN

3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT #:	DRAWN BY:	REVIEW BY:	DATE:	SHEET:
0100001	FRM	JK	10/24/2025	1 OF 1
CLIENT:	N/A			
TITLE:	N/A			
GF #:	N/A			
EFF. DATE:	N/A			
REVISION	DATE	DESCRIPTION		
1				
2				
3				
4				
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EXHIBIT F

NON-RESIDENTIAL BUILDING GLAZING & ARCHITECTURAL CHARACTER

