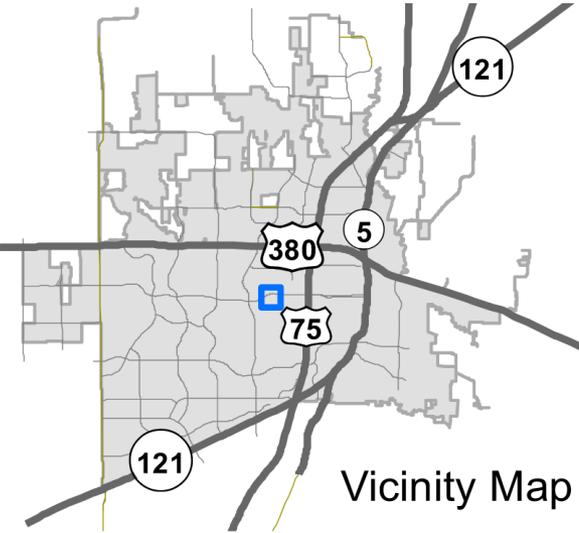
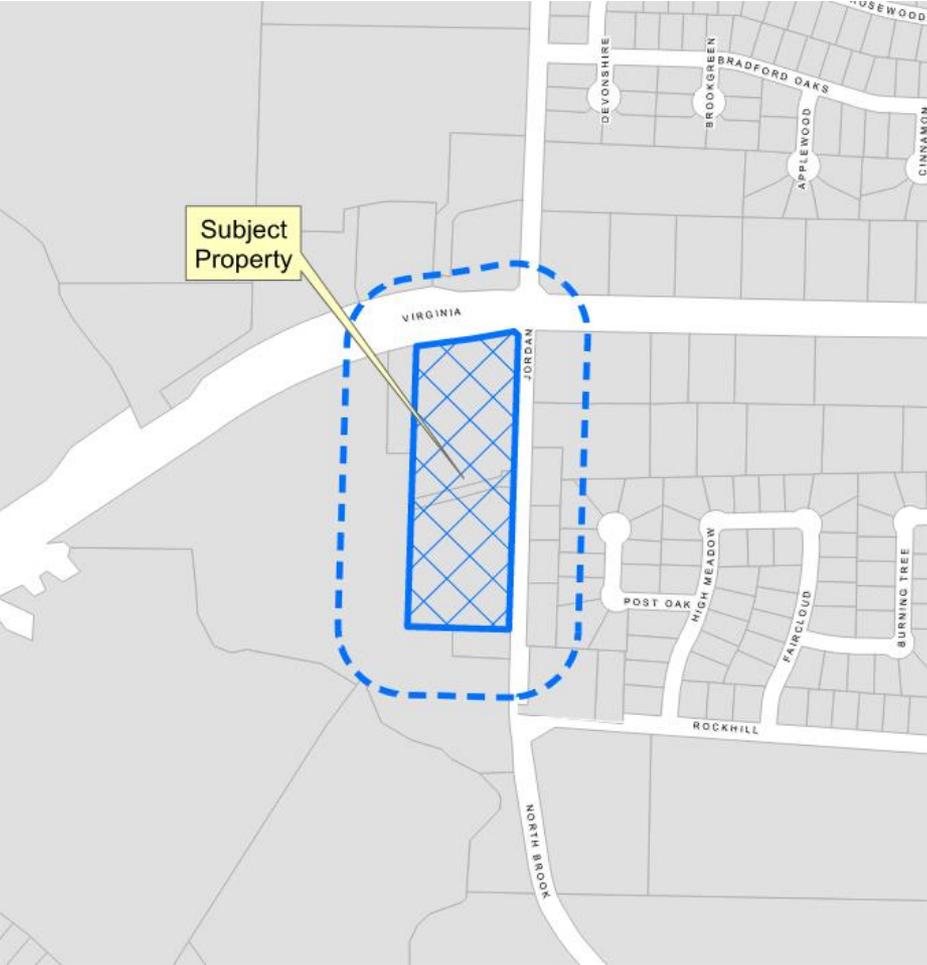


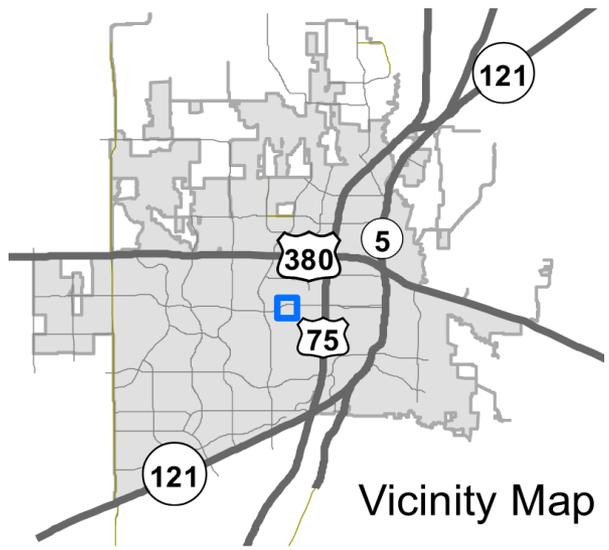
SWC Jordan & Virginia Rezoning

26-0001Z

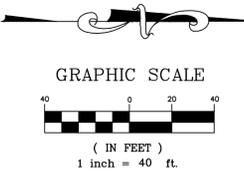
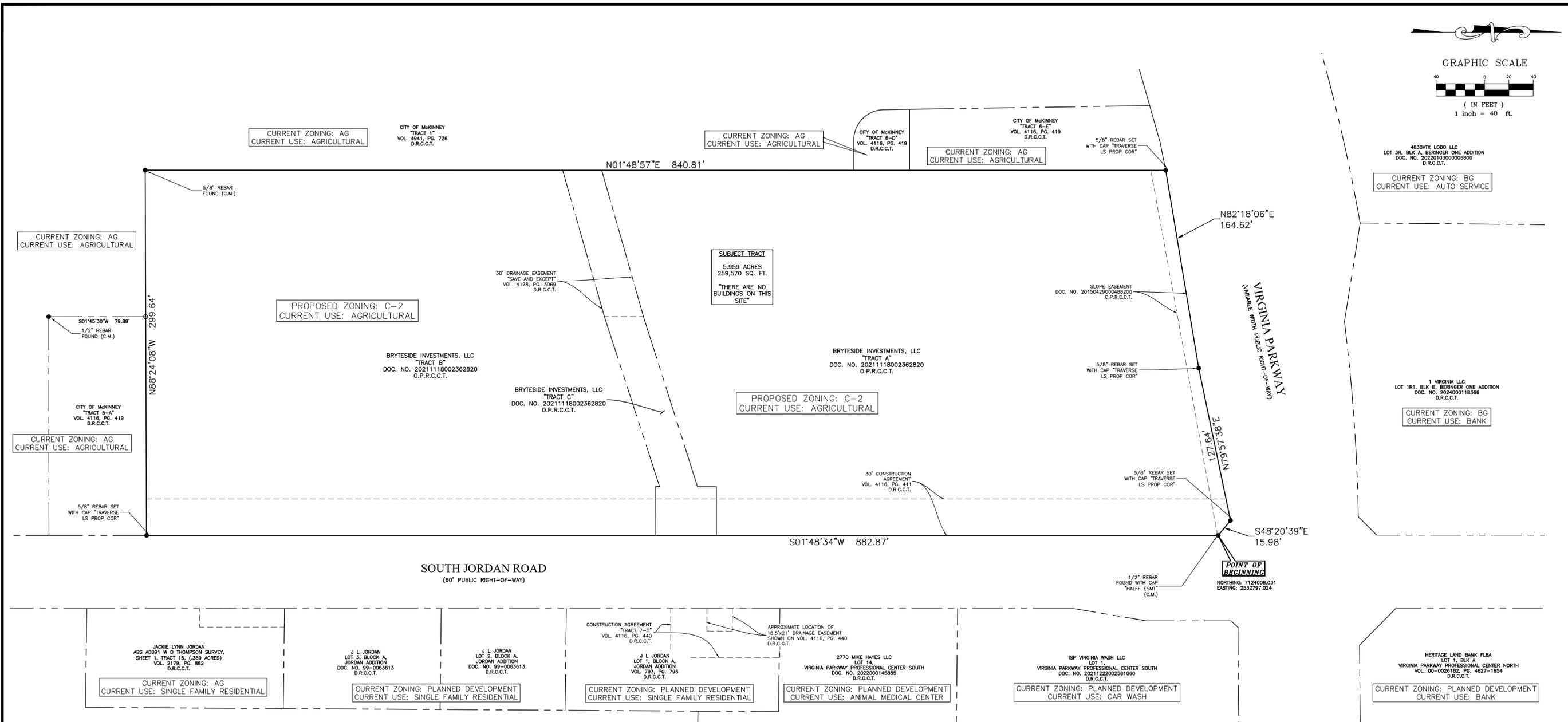
Location Map



Aerial Exhibit



Vicinity Map



SUBJECT TRACT
5,959 ACRES
259,570 SQ. FT.
"THERE ARE NO BUILDINGS ON THIS SITE"

PROPOSED ZONING: C-2
CURRENT USE: AGRICULTURAL

PROPOSED ZONING: C-2
CURRENT USE: AGRICULTURAL

CURRENT ZONING: AG
CURRENT USE: AGRICULTURAL

CURRENT ZONING: BG
CURRENT USE: AUTO SERVICE

CURRENT ZONING: BG
CURRENT USE: BANK

CURRENT ZONING: AG
CURRENT USE: AGRICULTURAL

BRYTESIDE INVESTMENTS, LLC
"TRACT B"
DOC. NO. 2021118002362820
O.P.R.C.C.T.

BRYTESIDE INVESTMENTS, LLC
"TRACT C"
DOC. NO. 2021118002362820
O.P.R.C.C.T.

BRYTESIDE INVESTMENTS, LLC
"TRACT A"
DOC. NO. 2021118002362820
O.P.R.C.C.T.

SLOPE EASEMENT
DOC. NO. 20150429000488200
O.P.R.C.C.T.

5/8" REBAR SET WITH CAP "TRAVERSE LS PROP COR"

30' CONSTRUCTION AGREEMENT
VOL. 4116, PG. 411
D.R.C.C.T.

5/8" REBAR SET WITH CAP "TRAVERSE LS PROP COR"

1/2" REBAR FOUND WITH CAP "HALF ESMT" (C.M.)

POINT OF BEGINNING
NORTHING: 7124008.031
EASTING: 2532797.024

SOUTH JORDAN ROAD
(60' PUBLIC RIGHT-OF-WAY)

VIRGINIA PARKWAY
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

JACKIE LYNN JORDAN
ABS A0891 W D THOMPSON SURVEY,
SHEET 1, TRACT 15, (3.89 ACRES)
VOL. 2179, PG. 882
D.R.C.C.T.

J L JORDAN
LOT 3, BLOCK A,
JORDAN ADDITION
DOC. NO. 99-0963613
D.R.C.C.T.

J L JORDAN
LOT 2, BLOCK A,
JORDAN ADDITION
DOC. NO. 99-0963613
D.R.C.C.T.

CONSTRUCTION AGREEMENT
"TRACT 7-C"
VOL. 4116, PG. 440
D.R.C.C.T.

J L JORDAN
LOT 1, BLOCK A,
JORDAN ADDITION
VOL. 793, PG. 798
D.R.C.C.T.

APPROXIMATE LOCATION OF
18.5'x21' DRAINAGE EASEMENT
SHOWN ON VOL. 4116, PG. 440
D.R.C.C.T.

2770 MIKE HAYES LLC
LOT 14,
VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH
DOC. NO. 202200145855
D.R.C.C.T.

ISP VIRGINIA WASH LLC
LOT 1,
VIRGINIA PARKWAY PROFESSIONAL CENTER SOUTH
DOC. NO. 2021220292981060
D.R.C.C.T.

HERITAGE LAND BANK FLBA
LOT 1, BLK A
VIRGINIA PARKWAY PROFESSIONAL CENTER NORTH
VOL. 00-0026182, PG. 4627-1654
D.R.C.C.T.

PROPERTY DESCRIPTION

BEING a 5,959 acre tract of land situated in the William D. Thompson Survey, Abstract Number 891, City of McKinney, Collin County, Texas, and being all of the tracts of land called "Tract A", "Tract B", and "Tract C" and described to Bryteside Investments, LLC, by the Deed recorded in Document Number 2021118002362820, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the most easterly northeast corner of the herein described tract, and same being the most easterly northeast corner of said "Tract A", also being the most northwesterly corner of a tract of land called "TR-6" and described to City of McKinney, by the Deed recorded in Volume 4116, Page 411, Deed Records of Collin County, Texas (D.R.C.C.T.), also being a point on the westerly right-of-way line of South Jordan Road, also being a point on the southerly right-of-way line of Virginia Parkway (variable width public right-of-way);

THENCE South 01 degrees 48 minutes 34 seconds West departing the southerly right-of-way line of said Virginia Parkway, along the easterly boundary line of said "Tract A", and along the westerly boundary line of said "TR-6" tract, and along the westerly right-of-way line of said South Jordan Road, passing the most northeasterly corner of said "Tract C", continuing along the easterly boundary line of said "Tract C", and along the westerly boundary line of said "TR-6" tract, and along the westerly right-of-way line of said South Jordan Road, passing the most southeasterly corner of said "Tract C" and the most northeasterly corner of said "Tract B"; continuing along the easterly boundary line of said "Tract B", and along the westerly boundary line of said "TR-6" tract, and along the westerly right-of-way line of said South Jordan Road, passing the northwesterly corner of a tract of land called "TR-5" and described to City of McKinney, by the Deed recorded in Volume 4116, Page 419, D.R.C.C.T., continuing along the easterly boundary line of said "Tract B", and along the westerly boundary line of said "TR-5" tract, and along the westerly right-of-way line of said South Jordan Road, for a total distance of 882.87 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most southeasterly corner of the herein described tract, and same being the most southeasterly corner of said "Tract B", also being the northwesterly corner of a tract of land called "Tract 5-A" and described to City of McKinney, by the Deed recorded in Volume 4116, Page 419, D.R.C.C.T.;

THENCE North 88 degrees 24 minutes 08 seconds West departing the westerly right-of-way line of said South Jordan Road, along the southerly boundary line of said "Tract A", and along the northerly boundary line of said "Tract 5-A", for a distance of 179.48 feet passing the northwesterly corner of said "Tract 5-A" and an easterly corner of a tract of land called "Tract 1" and described to City of McKinney, by the Deed recorded in Volume 4941, Page 726, D.R.C.C.T., from which a 1/2 inch rebar found for the southwest corner of said "Tract 5-A" bears South 01 degrees 45 minutes 30 seconds West for a distance of 79.89 feet, continuing over, across, and upon said "Tract 1" for a total distance of 299.64 feet to a 5/8 inch rebar found for the southwest corner of the herein described tract, and same being the southwest corner of said "Tract B";

THENCE North 01 degrees 48 minutes 57 seconds East along the westerly boundary line of said "Tract B" and along an easterly boundary line of said "Tract 1", passing the southwest corner of said "Tract C" and the northwesterly corner of said "Tract B", continuing along the westerly boundary line of said "Tract C" and along an easterly boundary line of said "Tract A", passing the northwesterly corner of a tract of land called "Tract 6-D" and described to the third referenced City of McKinney tract, continuing along the easterly boundary line of said "Tract 6-D" and described to the third referenced City of McKinney tract, continuing along the westerly boundary line of "Tract A" and along the westerly boundary line of said "Tract 6-E", for a total distance of 840.81 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most northwesterly corner of the herein described tract, and same being the most northwesterly corner of said "Tract A", also being the northeasterly corner of said "Tract 6-E", also being a point on the southerly right-of-way line of said Virginia Parkway;

THENCE along the northerly boundary line of said "Tract A", and along the southerly right-of-way line of said Virginia Parkway, the following courses and distances:

North 82 degrees 18 minutes 06 seconds East for a distance of 164.62 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for corner;

North 79 degrees 57 minutes 38 seconds East for a distance of 127.64 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most northerly northeast corner of the herein describe tract;

South 48 degrees 20 minutes 39 seconds East for a distance of 15.98 feet to the POINT OF BEGINNING containing 5,959 acres (259,570 square feet) of land, more or less.



ZONING EXHIBIT
FOR A
±6.0 Acre Tract
at the SW Corner of
Jordan Road and Virginia Parkway
out of the
William D. Thompson Survey, Abstract No. 891
in the
City of McKinney, Collin County, Texas
JANUARY 2026

OWNER / DEVELOPER:
Bryteside Investments, LLC
6923 Deseo
Irving, Texas 75039
Tel. No. (407) 928-6384
Contact: Shujahat Bashir
shuja@forgegroup.com

ENGINEER:
RKM Engineers
1110 E. Collins Blvd., Suite 122
Richardson, TX 75081
Cell (214) 886-1721
Contact: Robert K. Manaois, P.E.
rmanaois@rkmcce.com
Texas Firm No. F-20639

Scale:

Designed by:	RKM
Drawn by:	RKM
Checked by:	RKM
Date:	January 5, 2026
Project No.:	1001-005

SHEET
1
OF 1

RKM Engineers
Civil Engineers and Consultants
Richardson, Texas 75081
1110 E. Collins Blvd., Suite 122
phone (214) 886-1721
www.rkmce.com



Jordan - Virginia
Rezoning
City of McKinney, Texas

ZONING EXHIBIT

