

ZONING EXHIBIT  
1271 OLD MILL ROAD  
MCKINEAST, LLC TRACT IN INST NO. 20211103002249110  
FRANCIS T DUFFAU SURVEY, ABSTRACT NO. 287  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a 10.663 acre (464,470 square foot) tract of land situated in the Francis T Duffau Survey, Abstract Number 287, Collin County, Texas, same being the land conveyed to McKinEast, LLC by deed recorded in Instrument No. 20211103002249110 Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and including all of Lot 1, Block A of Banister Addition, an addition to the City of McKinney, Collin County, Texas according to the plat recorded in Cabinet C, Page 111 Plat Records, Collin County, Texas (P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner at the intersection of the west line of Country Lane 650/Airport Drive (a variable width public right-of-way) and the northeast line of Old Mill Road (a variable width public right-of-way), said rod being the southeast corner of said McKinEast, LLC tract;

THENCE North 76°30'12" West, along said northeast line of Old Mill Road for a distance of 327.50 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the southeast corner of aforementioned Lot 1 (Banister Addition);

THENCE North 72°44'56" West, continuing along said northeast line of Old Mill Road for a distance of 281.90 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the southernmost southwest corner of said Lot 1 (Banister Addition) and the southeast corner of a tract of land conveyed to Marion Richard & Mary Scalf by deeds recorded in Instrument Numbers 20100714000720130 & 20100714000720140 O.P.R.C.C.T.;

THENCE North 01°24'19" East, departing said northeast line of Old Mill Road and along the east line of said Scalf tract for a distance of 426.35 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the northeast corner of said Scalf tract and an inner-el corner of said Lot 1 (Banister Addition);

THENCE South 89°49'35" West, along the north line of said Scalf tract for a distance of 328.54 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner in the west line of a tract of land conveyed to Antonio Santana & Teresa Guerrero by General Warranty Deed recorded in Instrument Number 20071219001679890 O.P.R.C.C.T. and the northernmost southwest corner of said Lot 1 (Banister Addition);

THENCE North 01°53'56" East, along the east line of said Guerrero tract, passing its northeast corner and the southeast corner of a tract of land conveyed to Jimmy & Susan K Montgomery by Warranty Deed recorded in Instrument Number 20121204001545850 O.P.R.C.C.T., continuing for a total distance of 239.70 feet to a 1/2 inch iron rod with yellow plastic cap stamped "DAA" found for corner, said rod being the southwest corner of Lot 1, Block A of McKinney Airport Center Addition, an addition to the City of McKinney according to the plat recorded in Cabinet 2021, Page 771 P.R.C.C.T.;

THENCE EAST, along the south line of said Lot 1 (McKinney Airport Center Addition) for a distance of 594.44 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the northwest corner of a tract of land conveyed to Steven Noskin by deed recorded in Instrument No. 2024000105266 O.P.R.C.C.T. and the northeast corner of aforementioned Lot 1 (Banister Addition);

THENCE South 01°09'17" West, along the west line of said Noskin tract for a distance of 175.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner, said rod being the southwest corner of said Noskin tract, said rod also being in the east line of said Lot 1 (Banister Addition) and a northeast corner of aforementioned McKinEast, LLC tract;

THENCE EAST, along the south line of said Noskin tract for a distance of 320.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner in the aforementioned west line of Country Lane 650/Airport Drive, said rod being the southeast corner of said Noskin tract and a northeast corner of said McKinEast, LLC tract;

THENCE South 01°09'17" West, along said west line of Country Lane 650/Airport Drive for a distance of 650.00 feet to the POINT OF BEGINNING and containing 10.663 acres, or 464,470 square feet of land, more or less.