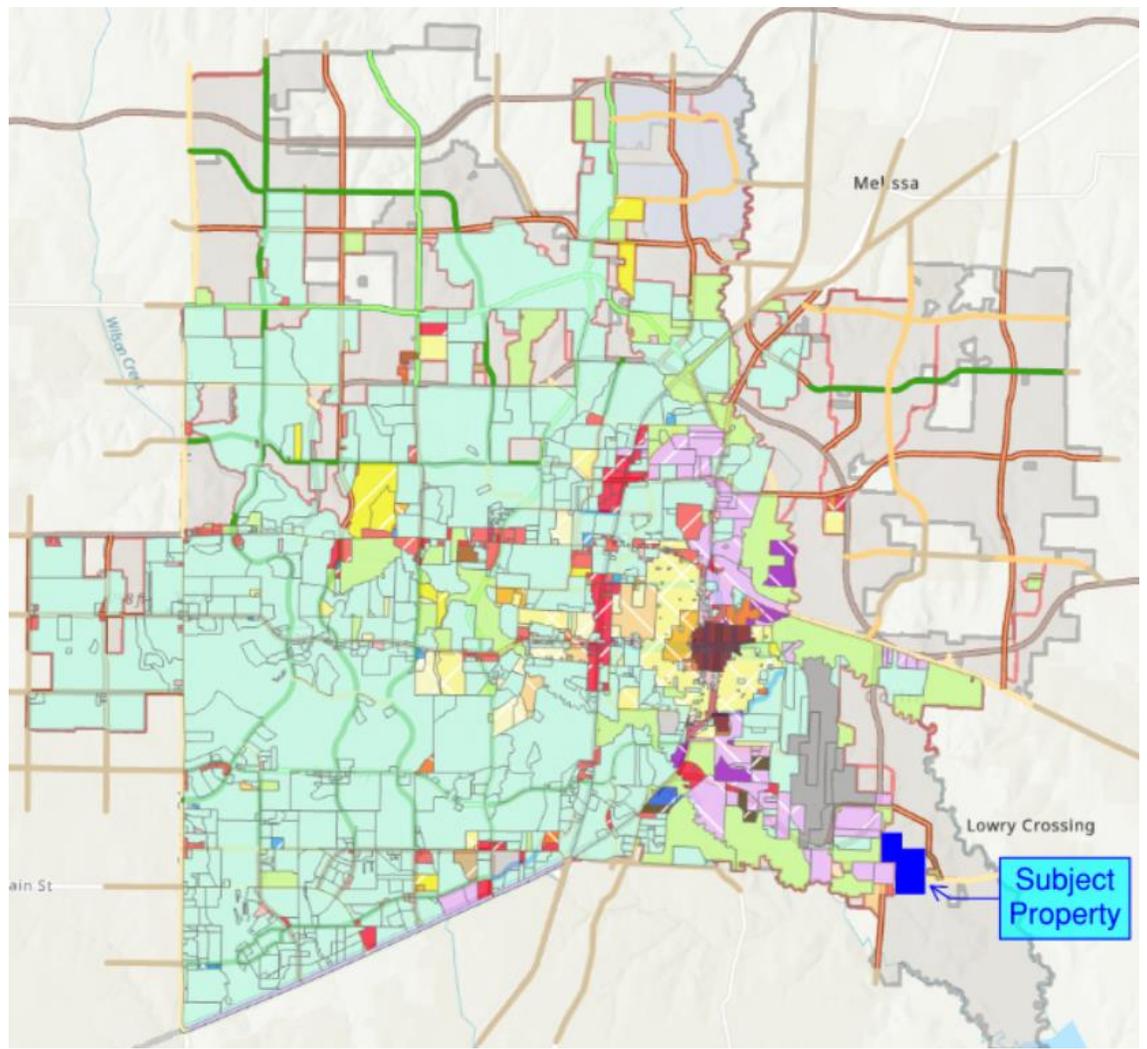


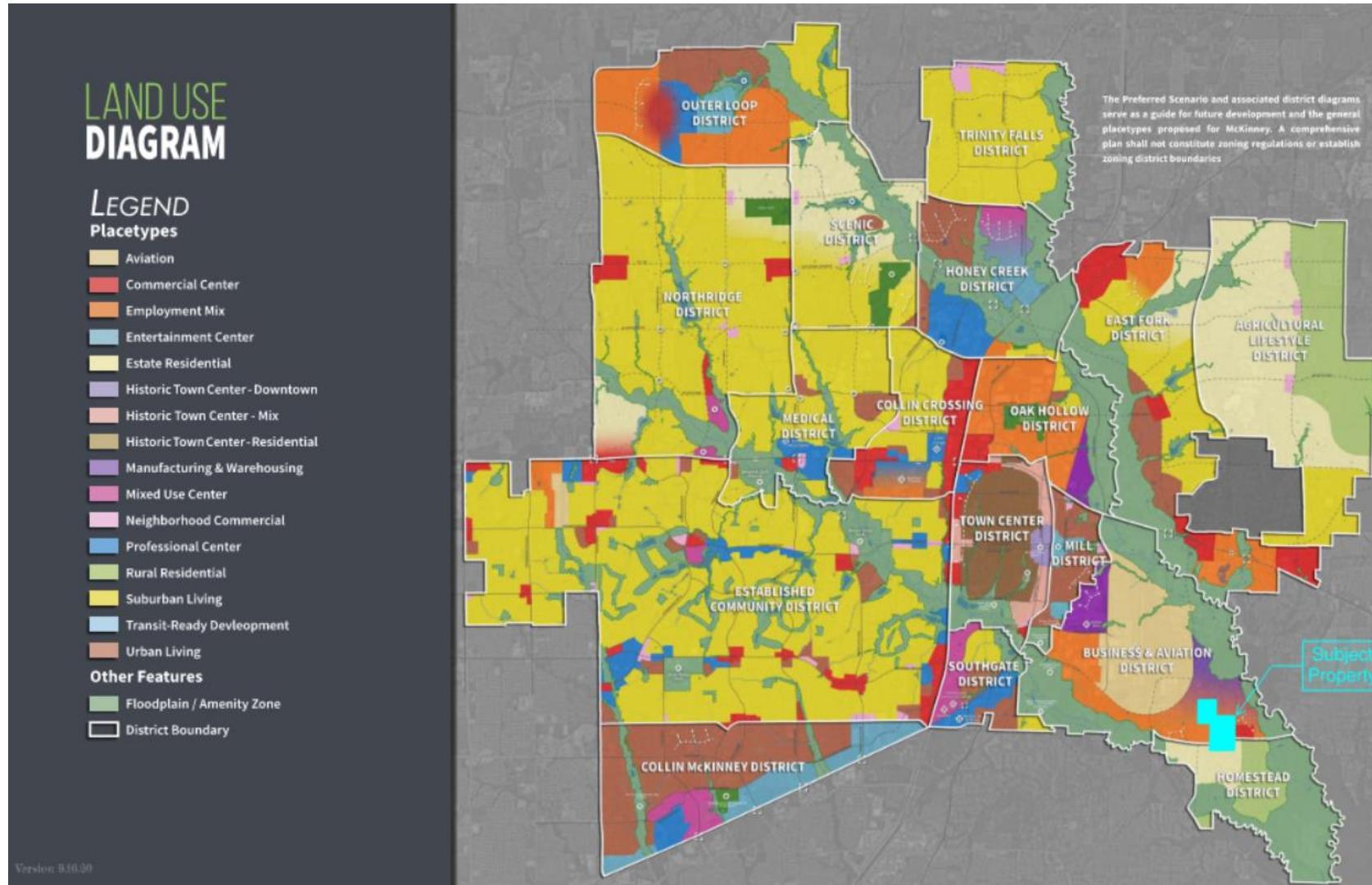
Lowrey Crossing I1, C2, & R12 Zoning

26-0017Z

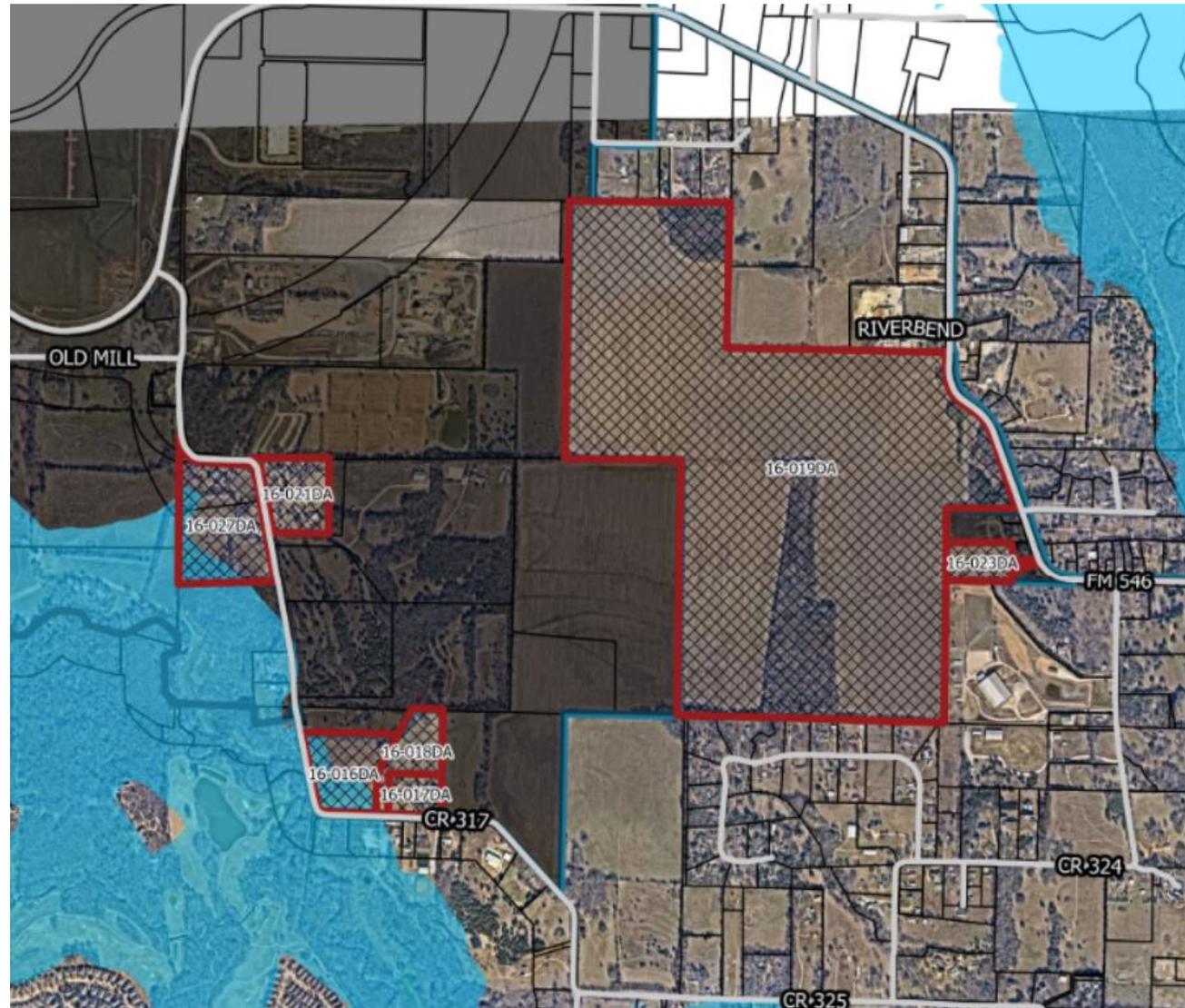
Current Zoning Map



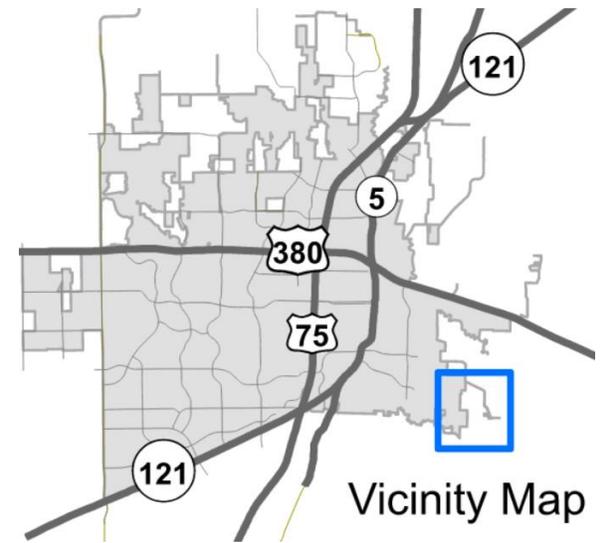
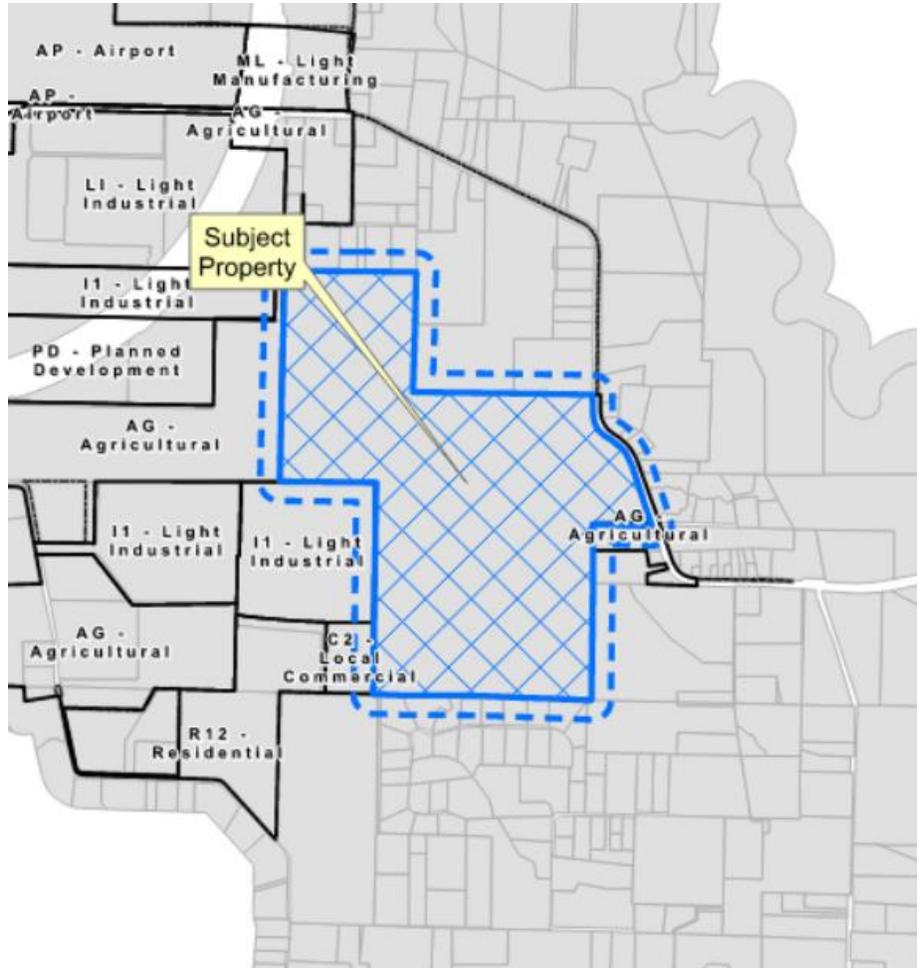
Comprehensive Plan



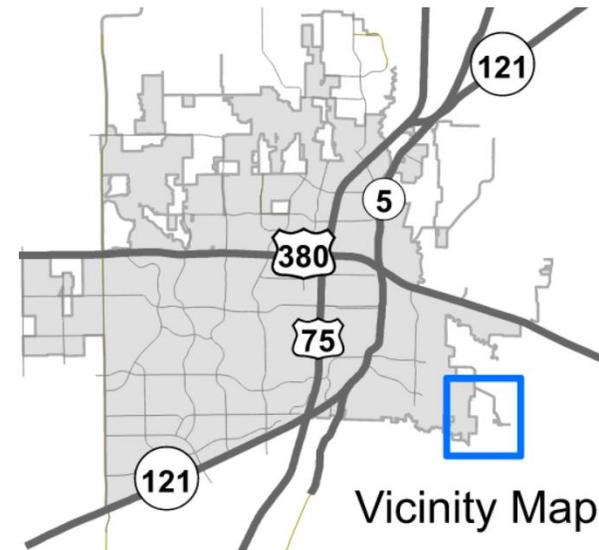
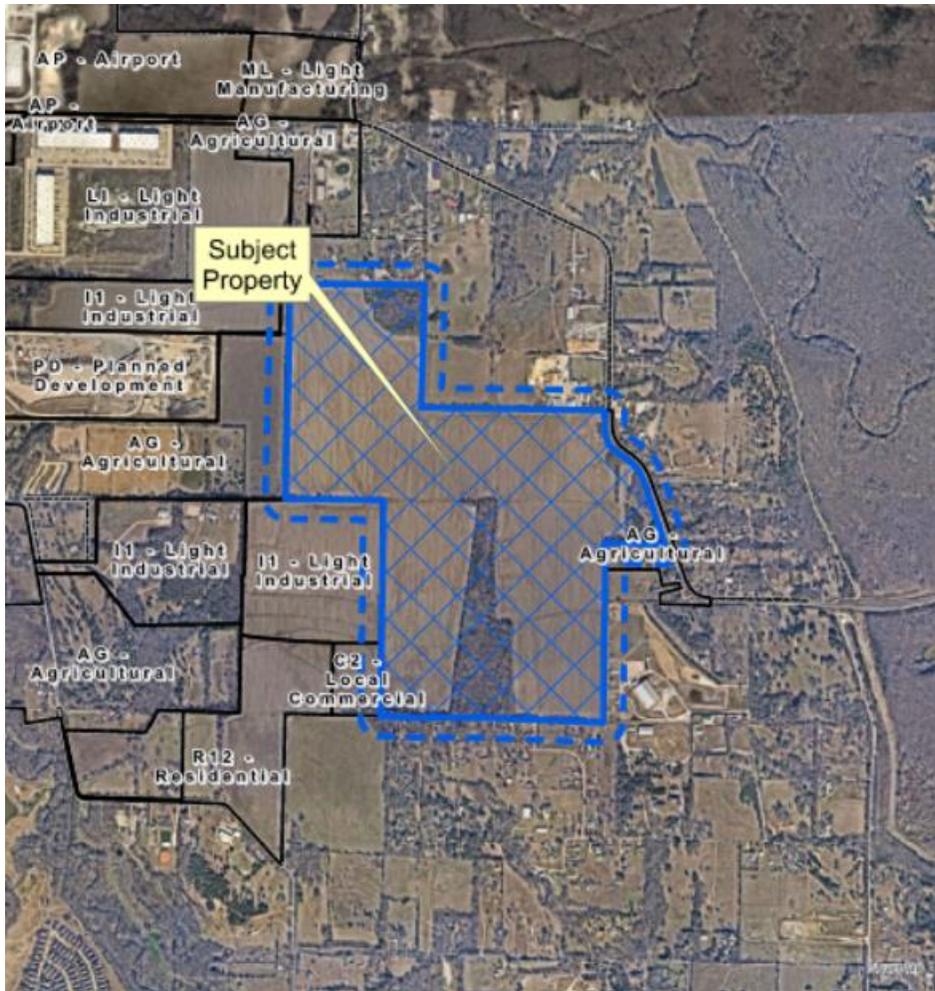
2016 Pre-Annexation Agreement Cases

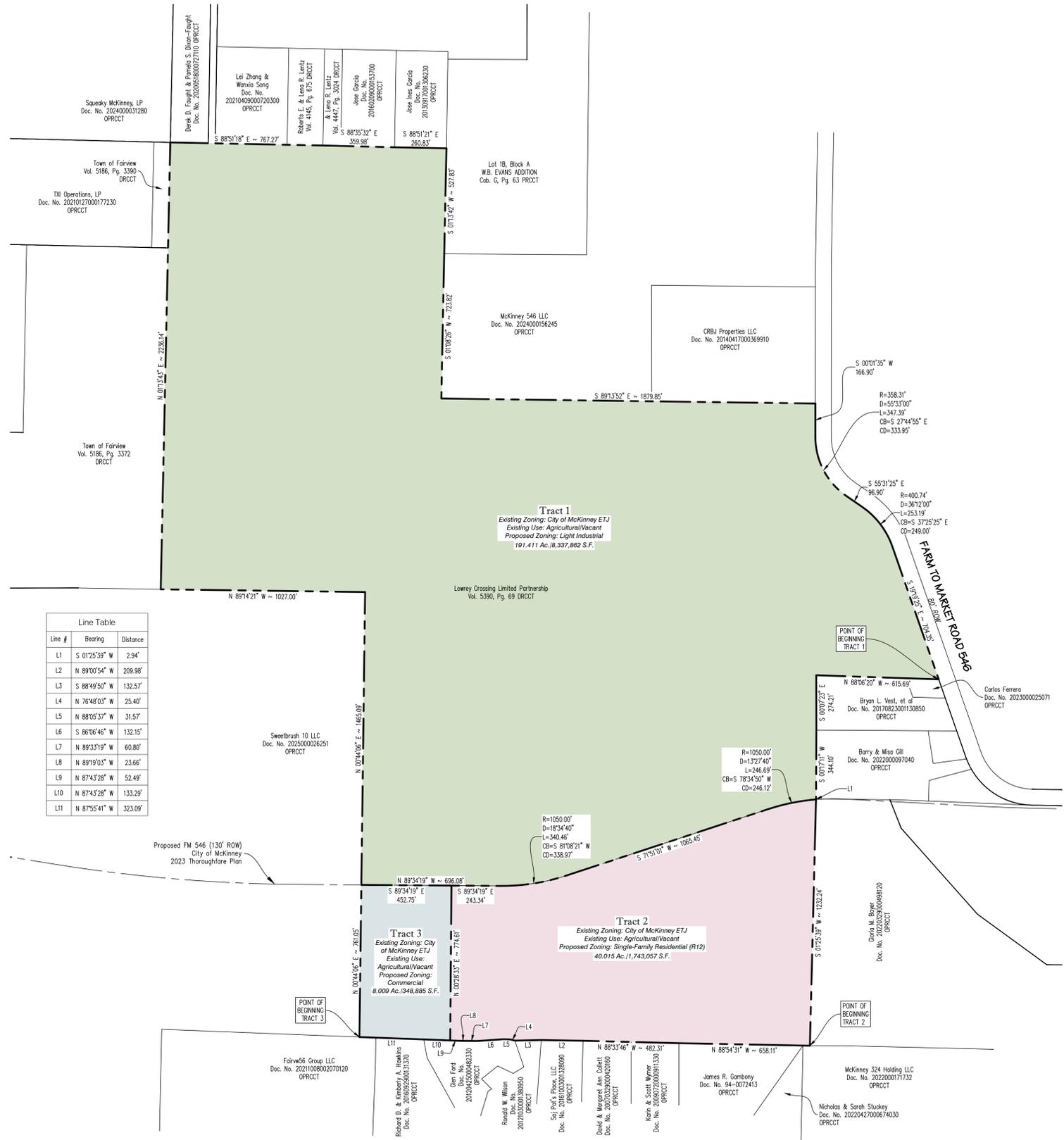
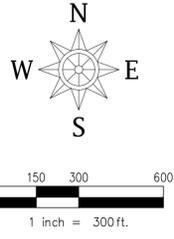


Location Map



Aerial Exhibit





Line #	Bearing	Distance
L1	S 01°25'39" W	2.94'
L2	N 89°00'54" W	209.98'
L3	S 88°49'50" W	132.57'
L4	N 76°48'03" W	25.40'
L5	N 88°05'37" W	31.57'
L6	S 86°06'46" W	132.15'
L7	N 89°31'19" W	60.80'
L8	N 89°19'03" W	23.66'
L9	N 87°43'28" W	52.49'
L10	N 87°43'28" W	133.29'
L11	N 87°55'41" W	323.09'

METES AND BOUNDS DESCRIPTION

Tract 1 – Light Industrial

BEING a tract of land situated in the R. Lock Survey, Abstract No. 517, in Collin County, Texas, being part of a tract conveyed to Lowrey Crossing Limited Partnership by deed recorded in Volume 5390, Page 69, Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at the northeast corner of a tract conveyed to Carlos Ferrera, recorded in Document No. 202300025071, Official Public Records, Collin County, Texas (OPRCCT), being on the west line of Farm to Market Road 546, an 80-foot-wide public right-of-way;

THENCE N 88°06'20" W, 615.69 feet along the north line of said Ferrera tract, and of a tract conveyed to Bryan L. Vest, et al, recorded in Document No. 20170823001130850 OPRCCT, to the northwest corner thereof;

THENCE S 00°07'23" E, 274.21 feet along the west line thereof;

THENCE S 00°17'11" W, 344.10 feet along the west line of a tract conveyed to Barry & Misa Gil, recorded in Document No. 2022000097040 OPRCCT;

THENCE S 01°25'39" W, 2.94 feet continuing along the west line thereof;

THENCE into and through said Lowrey Crossing tract, the following:

A non-tangent curve to the left having a central angle of 13°27'40", a radius of 1050.00 feet, a chord of S 78°34'50" W – 246.12 feet, an arc length of 246.69 feet;

S 71°51'01" W, 1065.45 feet;

A tangent curve to the right having a central angle of 18°34'40", a radius of 1050.00 feet, a chord of S 81°08'21" W – 338.97 feet, an arc length of 340.46 feet;

And N 89°34'19" W, 696.08 feet to the east line of a tract conveyed to Sweetbrush 10 LLC, recorded in Document No. 2025000026251 OPRCCT;

THENCE N 00°44'06" E, 1465.09 feet along the east line thereof;

THENCE N 89°14'21" W, 1027.00 feet along the north line thereof;

THENCE N 01°13'43" E, 2236.14 feet along the east line of those tracts conveyed to the Town of Fairview, recorded in Volume 5186, Page 3372, and Volume 5186, Page 3390 DRCCCT;

THENCE S 88°51'18" E, 767.27 feet along the south line of a tract conveyed to Derek D. Fought & Pamela S. Dixon-Fought, recorded in Document No. 20200518000727110 OPRCCT, a tract conveyed to Lei Zhang & Wanxia Song, recorded in Document No. 20210409000720300 OPRCCT, and of a tract conveyed to Roberts E. & Leno R. Lentz, recorded in Volume 4145, Page 675 DRCCCT;

THENCE S 88°51'32" E, 359.98 feet along the south line of a tract conveyed to Leno R. Lentz, recorded in Volume 4447, Page 3024 DRCCCT, and of a tract conveyed to Jose Garcia, recorded in Document No. 20160209000153700 OPRCCT;

THENCE S 88°51'21" E, 260.83 feet along the south line of a tract conveyed to Jose Ines Garcia, recorded in Document No. 20130917001306230 OPRCCT;

THENCE S 01°13'42" W, 527.83 feet along the west line of Lot 1B, Block A, W.B. Evans Addition, recorded in Cabinet G, Page 63, Plat Records, Collin County, Texas;

THENCE S 01°08'26" W, 723.82 feet along the west line of a tract conveyed to McKinney 546 LLC, recorded in Document No. 2024000156245 OPRCCT;

THENCE S 89°13'52" E, 1879.85 feet along the south line thereof, and of a tract conveyed to CRBJ Properties LLC, recorded in Document No. 20140417000369910 OPRCCT, to the west line of Farm to Market Road 546;

THENCE along the west line of said road, the following:

S 00°01'35" W, 166.90 feet;

A tangent curve to the left having a central angle of 55°33'00", a radius of 358.31 feet, a chord of S 27°44'55" E – 333.95 feet, an arc length of 347.39 feet;

S 55°31'25" E, 96.90 feet;

A tangent curve to the right having a central angle of 36°12'00", a radius of 400.74 feet, a chord of S 37°25'25" E – 249.00 feet, an arc length of 253.19 feet;

And S 19°19'25" E, 704.35 feet to the POINT OF BEGINNING with the subject tract containing 8,337,862 square feet or 191.41 acres of land.

Tract 2 – Single-Family Residential

BEING a tract of land situated in the R. Lock Survey, Abstract No. 517, in Collin County, Texas, being part of a tract conveyed to Lowrey Crossing Limited Partnership by deed recorded in Volume 5390, Page 69, Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at the southwest corner of a tract conveyed to Gloria M. Bayer, recorded in Document No. 20220329000498120, Official Public Records, Collin County, Texas (OPRCCT), and being on the north line of a tract conveyed to McKinney 324 Holding LLC, recorded in Document No. 2022000171732 OPRCCT;

THENCE N 88°54'31" W, 658.11 feet along the north line thereof, and of a tract conveyed to James R. Gambony, recorded in Document No. 94-0072413 OPRCCT;

THENCE N 88°33'46" W, 482.31 feet along the north line of a tract conveyed to Karin & Scott Wymer, recorded in Document No. 20090720000911330, and of a tract conveyed to David & Margaret Ann Collett, recorded in Document No. 20070329000420160 OPRCCT;

THENCE N 89°00'54" W, 209.98 feet along the north line of a tract conveyed to Saj Pat's Place, LLC, recorded in Document No. 20161003001328090 OPRCCT;

THENCE S 88°49'50" W, 132.57 feet along the north line of a tract conveyed to Ronald W. Wilson, recorded in Document No. 20121030001380950 OPRCCT;

THENCE along the north line of a tract conveyed to Glen Ford, recorded in Document No. 20120425000482330 OPRCCT, the following:

N 76°48'03" W, 25.40 feet;

N 88°05'37" W, 31.57 feet;

S 86°06'46" W, 132.15 feet;

N 89°33'19" W, 60.80 feet;

N 89°19'03" W, 23.66 feet;

And N 87°43'28" W, 52.49 feet;

THENCE into and through said Lowrey Crossing tract, the following:

N 00°28'33" E, 774.61 feet;

S 89°34'19" E, 243.34 feet;

A tangent curve to the left having a central angle of 18°34'40", a radius of 1050.00 feet, a chord of N 81°08'21" E – 338.97 feet, an arc length of 340.46 feet;

N 71°51'01" E, 1065.45 feet;

And a tangent curve to the right having a central angle of 13°27'40", a radius of 1050.00 feet, a chord of N 78°34'50" E – 246.12 feet, an arc length of 246.69 feet;

THENCE S 01°25'39" W, 1232.24 feet along the west line of said Bayer tract to the POINT OF BEGINNING with the subject tract containing 1,743,057 square feet or 40.015 acres of land.

Tract 3 – Commercial

BEING a tract of land situated in the R. Lock Survey, Abstract No. 517, in Collin County, Texas, being part of a tract conveyed to Lowrey Crossing Limited Partnership by deed recorded in Volume 5390, Page 69, Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the north line of a tract conveyed to Fairw56 Group LLC, recorded in Document No. 20211008002070120, Official Public Records, Collin County, Texas (OPRCCT), for a southeasterly corner of a tract conveyed to Sweetbrush 10 LLC, recorded in Document No. 2025000026251 OPRCCT;

THENCE N 00°44'06" E, 761.05 feet along the east line thereof;

THENCE S 89°34'19" E, 452.75 feet into said Lowrey Crossing tract;

THENCE S 00°28'33" W, 774.61 feet through said tract to the north line of a tract conveyed to Glen Ford, recorded in Document No. 20120425000482330 OPRCCT;

THENCE N 87°43'28" W, 133.29 feet along the north line thereof;

THENCE N 87°55'41" W, 323.09 feet along the north line of a tract conveyed to Richard D. & Kimberly A. Hawkins, recorded in Document No. 2016092900131370 OPRCCT, and of said Fairw56 tract, to the POINT OF BEGINNING with the subject tract containing 348,885 square feet or 8.009 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Drawing: C:\2026\095128-028 Wysong 240 Acres\DWG\Cadd\Wysong Zoning Exhibit.dwg Saved By: Kbauser Save Time: 3/3/2026 4:18:25 PM



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Contact: Rane Pearson
Email: rane@rpretx.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Tristian Poore

ZONING EXHIBIT
WYSONG RANCH
239.44 ACRES
OUT OF THE R. LOCK SURVEY,
ABSTRACT NO. 517
CITY OF MCKINNEY ETJ
COLLIN COUNTY, TEXAS

