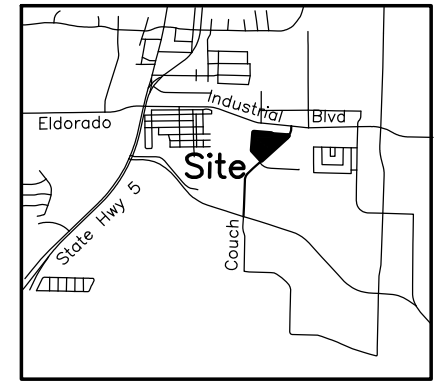


Vicinity Map

Not to Scale



Scale:
1"=100'

Industrial Boulevard
(F.M. Hwy. 546)

Owner:
Scott F. & Jacqueline M. Reid, LLC, et al
Existing Zoning:
ML Light Manufacturing
Existing Use:
Commercial & Manufacturing

Lot 1
Block A
Industrial Associates Addition
Cabinet J, Slide 806, P.R.C.C.T.

Owner:
Scott F. & Jacqueline M. Reid, LLC, et al
Existing Zoning:
ML Light Manufacturing
Existing Use:
Commercial & Manufacturing

Amending Plat of Lot 2
Industrial Associates Addition
Volume 2006, Page 38
P.R.C.C.T.

Lot 2A1
Owner:
RR-LI Enterprises, LP
Existing Zoning:
ML Light
Manufacturing
Existing Use:
Automotive Repair

Owner:
Primo Microphone, Inc.
Existing Zoning:
ML Light Manufacturing
Existing Use:
Manufacturing

Owner:
Jamieson E&J
Properties II, LTD
Existing Zoning:
ML Light Manufacturing
Existing Use:
Manufacturing

5/8" rebar found and
bears S59°53'17"W 0.06'
from a 1/2" capped
rebar found (RPLS 5199)

Lot 1
Block A
Quadrant Chemical
Addition
City of McKinney, Texas
Vol. 2015, Pg. 564
P.R.C.C.T.

S85°31'54"E 404.14'
(platted: 404.46')

"x" set in conc.
L1
"x" set in conc.

S85°25'47"E
391.77'
(platted: 391.62')

1/2" capped rebar set
(RPLS 6578) and bears
N29°26'01"E 1.47' from
a 1/2" capped rebar
found (RPLS 3700)

1/2" capped rebar set
(RPLS 6578) and bears
N43°19'34"W 0.62' from
a 1/2" capped rebar
found (RPLS 3700)

Lot 2R
Block A

6.821 Acres
297,137 Sq. Ft.

Minor Replat of Lot 2, Block A,
Replat of Block A of McKinney
Industrial Park No. 2
City of McKinney,
Collin County, Texas
Volume 2018, Page 783,
P.R.C.C.T.

Lot 2A
Block C
Replat of Lot 2,
Block C, McKinney
Industrial Park No. 2
Cabinet I, Slide 582
P.R.C.C.T.

Owner:
TX55-RE, LLC
Existing Zoning:
ML Light Manufacturing
Existing Use:
Manufacturing
Proposed Zoning:
I2 Heavy Industrial

Lot 2B
Owner:
Primo Microphone, Inc.
Existing Zoning:
ML Light Manufacturing
Existing Use:
Undeveloped Land

Owner: TX55 RE, LLC
Address: 1710 Couch Drive
McKinney, Texas

Couch Drive

Replat of Block A,
McKinney Industrial
Park No. 2
Cabinet C, Slide 566
P.R.C.C.T.

P.O.B.
5/8" rebar found
N: 7115979.367
E: 2547185.088

Bearing Base: Grid North,
Texas State Plane
Coordinate System of
NAD83, North Central Zone
per GPS observations. All
distances are grid distances.

Line Table		
Line #	Length	Direction
L1	18.00'	S04°30'35"W
L2	25.15'	N05°49'45"E

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	47.58'	270.00'	10°05'50"	S42°56'31"W 47.52'

Zoning Exhibit

6.821 Acres
297,137 Square Feet

in the
W.S. Richardson Survey, Abst. 747
City of McKinney
Collin County, Texas

HWS Job No. ACMI00526-R
DATE OF PREPARATION: JUNE 1, 2026

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100