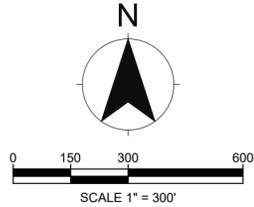


VICINITY MAP
(NOT TO SCALE)

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

EXISTING ZONING: MCKINNEY ETJ
EXISTING USE:
PROPOSED ZONING: "PD" PLANNED
DEVELOPMENT

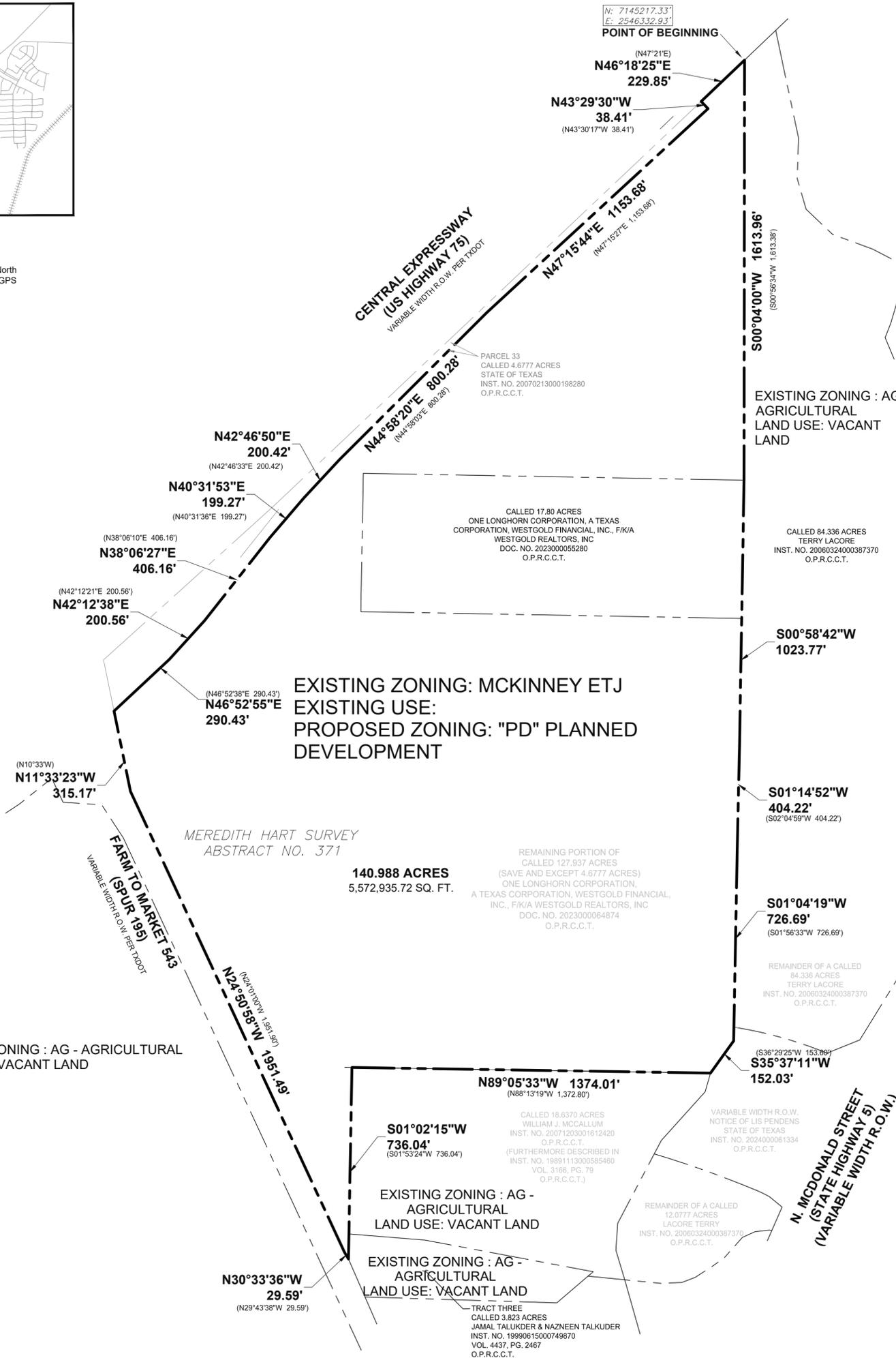
EXISTING ZONING : AG -
AGRICULTURAL
LAND USE: VACANT
LAND

CENTRAL EXPRESSWAY
(US HIGHWAY 75)
VARIABLE WIDTH R.O.W. PER TxDOT

MEREDITH HART SURVEY
ABSTRACT NO. 371

FARM TO MARKET 543
(SPUR 195)
VARIABLE WIDTH R.O.W. PER TxDOT

N. McDONALD STREET
(STATE HIGHWAY 15)
VARIABLE WIDTH R.O.W.



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:

1. 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;
2. North 42°12'38" East, a distance of 200.56 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
3. North 38°06'27" East, a distance of 406.16 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
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-inch iron rod found for an angle point;
6. North 44°58'20" East, a distance of 800.28 feet to a 1/2" iron rod with plastic cap stamped "KFM" set;
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 (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

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		

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			