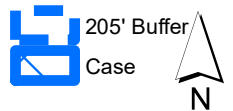


Location Map  
ZONE2025-0034

0 240 480 Feet



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



## EXHIBIT B

**BEING** a 9.2599 acre (403,363 square foot) tract of land situated in the George B Pilant Survey, Abstract No. 147, Town of Fairview, Collin County, Texas; said tract being part of that called 82.3009 acre tract of land described in Special Warranty Deed to the Town of Fairview recorded in Volume 5169, Page 1192 of the Deed Records of Collin County, Texas; said tract being more particularly described as follows:

**COMMENCING** at a mag nail found in Old Mill Road (a variable width public right-of-way); said point being the northeast corner of said Town of Fairview tract; said tract also being the northeast corner of that tract of land described in Judgement to the State of Texas recorded in Instrument No. 2024000125760 of the Official Public Records of Collin County, Texas;

**THENCE** South  $00^{\circ}54'35''$  West departing Old Mill Road and along the east line of said State of Texas tract, at a distance of 8.28 feet passing a mag-nail with washer stamped "KHA" for the northwest corner of that tract of land described in Special Warranty Deed to Greater Texas Land Resources, L.P., etal recorded in Instrument No. 2024000023326 of said Official Public Records and continuing in all a total distance of 82.27 feet to the **POINT OF BEGINNING**;

**THENCE** South  $00^{\circ}54'35''$  West, continuing along the west line of said Greater Texas Land Resources, L.P. tract, a distance of 1,349.93 feet to a point for corner;

**THENCE** North  $00^{\circ}38'02''$  East, departing the said west line, a distance of 241.44 feet to a point at the beginning of a non-tangent curve to the left with a radius of 317.50 feet, a central angle of  $57^{\circ}11'57''$ , and a chord bearing and distance of North  $27^{\circ}41'23''$  West, 303.97 feet;

**THENCE** in a northwesterly direction, with said non-tangent curve to the left, an arc distance of 316.97 feet to a point for corner;

**THENCE** North  $56^{\circ}17'22''$  West, a distance of 129.63 feet to a point at the beginning of a tangent curve to the right with a radius of 382.50 feet, a central angle of  $38^{\circ}53'36''$ , and a chord bearing and distance of North  $36^{\circ}50'34''$  West, 254.69 feet;

**THENCE** in a northwesterly direction, with said tangent curve to the right, an arc distance of 259.65 feet to a point for corner;

**THENCE** North  $17^{\circ}23'46''$  West, a distance of 360.14 feet to a point at the beginning of a tangent curve to the right with a radius of 382.50 feet, a central angle of  $17^{\circ}55'13''$ , and a chord bearing and distance of North  $08^{\circ}26'09''$  West, 119.15 feet;

## EXHIBIT B

**THENCE** in a northerly direction, with said tangent curve to the right, an arc distance of 119.63 feet to a point for corner;

**THENCE** North 00°31'27" East, a distance of 147.93 feet to a point for corner in the south line of said State of Texas tract;

**THENCE** along the said south line of the State of Texas tract, the following five (5) calls:

North 45°53'41" East, a distance of 19.55 feet to a point for corner;

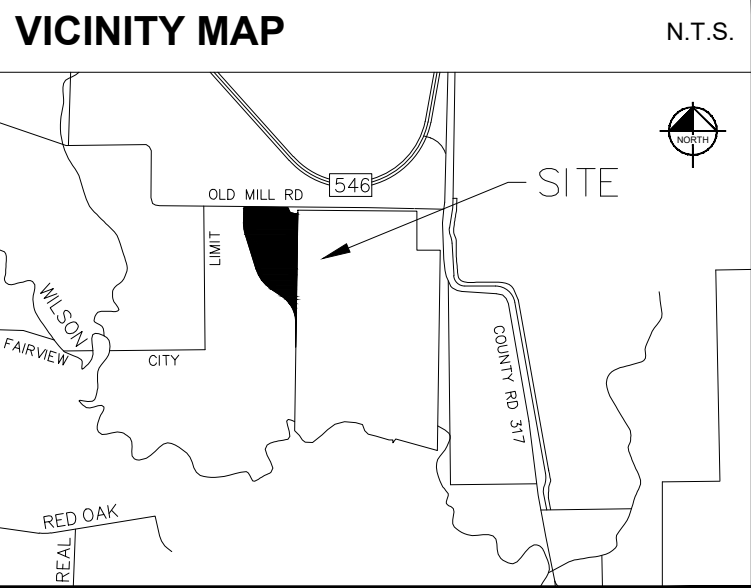
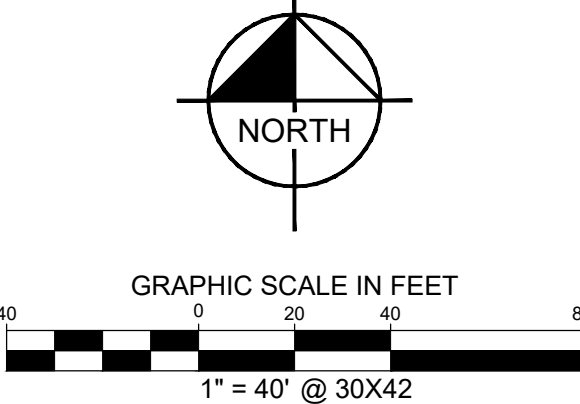
South 89°06'19" East, a distance of 429.38 feet to a point for corner;

South 27°27'33" East, a distance of 56.00 feet to a 5/8-inch iron rod with "TXDOT" cap found for corner;






South 76°59'12" East, a distance of 60.50 feet to a 5/8-inch iron rod with "TXDOT" cap found for corner;

North 57°24'38" East, a distance of 19.26 feet to the **POINT OF BEGINNING** and containing 403,363 square feet or 9.2599 acres of land, more or less.

# EXHIBIT C



### LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

**LEGEND**

Δ = CENTRAL ANGLE  
P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
RSC = 5/8" IRON ROD W/ "KHA" CAP SET  
RFC = IRON ROD W/CAP FOUND  
PF = IRON PIPE FOUND

PART OF  
 CALLED 82.3009 ACRES  
 TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS  
 (VOL. 5169, PG. 1192)  
 EXISTING ZONING - AG - AGRICULTURAL  
 EXISTING USE - VACANT LAND

**9.2599 ACRE**  
**403,363 SQ. FT.**

PART OF  
CALLED 82.3009 ACRES  
THE TOWN OF FAIRVIEW, COLLIN COUNTY, TEXAS  
(VOL. 5169, PG. 1192)

EXISTING ZONING - AG - AGRICULTURE  
EXISTING USE - VACANT LAND

PROPOSED ZONING - I1 - LIGHT INDUSTRIAL  
PROPOSED USE - I1 - LIGHT INDUSTRIAL

NO.	BEARING	LENGT
L1	N45°53'41"E	19.55
L2	S27°27'33"E	56.00
L3	S76°59'12"E	60.50
L4	N57°24'38"E	19.26

CALLED 20.25 ACRES  
 CITY OF MCKINNEY  
 (INST. NO. 19950118000046810)  
 EXISTING ZONING - AP AIRPORT  
 EXISTING USE - AIRPORT

REMAINDER OF  
CALLED 80.516 ACRES  
CITY OF MCKINNEY  
INST. NO. 20060331000421900

EXISTING ZONING - PD PLANNED DEVELOPMENT  
EXISTING USE - VACANT LAND

CALLED 78.2418 ACRES  
 GREATER TEXAS LAND RESOURCES, L.P., ET  
 (INST. NO. 2024000023326)

EXISTING ZONING - I1 - LIGHT INDUSTRIAL  
EXISTING USE - VACANT LAND

ZONING EXHIBIT  
9.599 ACRE TRACT  
GEORGE B PILANT SURV  
ABSTRACT No. 147  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

# Kimley»»Horn

Cherry Street, Unit 11, # 1300 Tel. No. (817) 33  
Forth, Texas 76102 FIRM # 10194040 www.kimley-hor

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WAYS NAME: 161KIMI EY, HORN/CN ETWETW 518UEV067252000, SP1B 3501DNV3067252000, SP1B 300 FAIRVIEW WEST TRACT ZONING DWG PI OTT BY BILLINGSLEY MICHAEL 4/09/2025 12:33 PM | LAST SAVED 4/09/2025 11:50 AM