

I1 - Light Industrial

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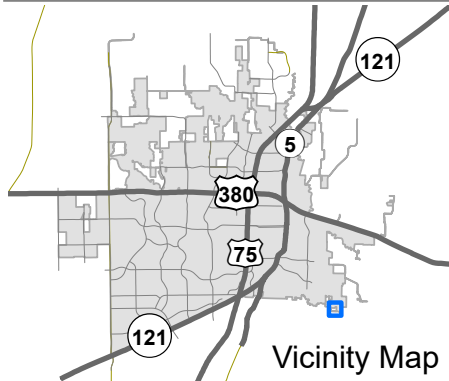
EXHIBIT A

AG - Agricultural

Subject Property

R12 - Residential

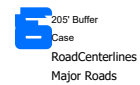
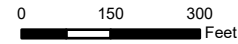
C.R. 1317



Vicinity Map

Location Map

ZONE2026-0016



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

Description and Depiction of Property

SITUATED in Collin County, Texas, out of the Calvin Boles Survey, Abs. No. 0028, and being a part of a 38.30 acre tract of land described in a deed from Tom W. Newsome to E. B. Evans, dated January 11, 1937, recorded in Volume 309, Page 321, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of said 38.30 acre tract, an iron stake for corner found in place;

THENCE South 0 deg. 14 min. West along an established fence line a distance of 576.90 feet to an iron stake for corner found in place, said corner being the Northeast corner of a 4 acre tract of land as conveyed from W. B. Evans et ux to Carl D. Phillips et ux, dated January 29, 1958, recorded in Volume 535, Page 631, Deed Records of Collin County, Texas;

THENCE South 0 deg. 46 min. West continuing along said established fence line and along the East line of said 4 acre tract and the East line of said 38.30 acre tract a distance of 365.00 feet to an iron stake for corner in the center of a 50 public road;

THENCE in a Northwesterly direction along the center line of said public road as follows:

North 88 deg. 28 min. West, 150.00 feet;

North 59 deg. 28 min. West, 100.00 feet to an iron stake for a corner therein;

THENCE North 375.00 feet to an iron stake for corner;

THENCE North 28 deg. 26 min. 50 sec. East, 633.50 feet to an iron stake for corner in the North line of said 38.30 acre tract of land;

THENCE South 89 deg. 17 min. East along an established fence line and along the North line of said 38.30 acre tract of land a distance of 255.20 feet to the PLACE OF BEGINNING and CONTAINING 10.000 acres of land, more or less.

SAVE AND EXCEPT

SITUATED in Collin County, Texas, being part of the Calvin Boles Survey, Abs. No. 0028; and BEING apart of a tract of 38.30 acres of land being described from Tom W. Newsome to P.B. Evans recorded in Vol. 309, Page 321, Collin County Deed Records.

BEGINNING at the southeast corner of said tract of 38.30 acres, a stk. On the south side of public road;

THENCE North with the east line of said 38.30 acre tract, 130 yards, a stk. In such east line;

THENCE West 150 yards, a stk.;

THENCE South 130 yards to a stk. On the south side of the public road;

THENCE East 150 yards to the PLACE OF BEGINNING and CONTAINING 4 acres of land,
more or less.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/11/2016 01:46:43 PM
\$62.00 DFOSTER
20160311000293460



A handwritten signature in cursive script that reads "Stacey Kemp".

EXHIBIT C

Existing Zoning: "AG" - Agriculture District
Existing Land Use: Agriculture

Existing Zoning: "AG" - Agriculture District
Existing Land Use: Agriculture

Existing Zoning: "R12" - Residential District
Existing Land Use: Agriculture

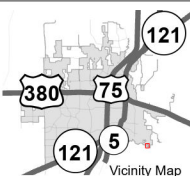
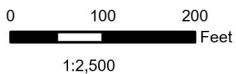
Subject Property
6 acres
Geographic ID: R-6028-001-0050-1
CollinCAD Property ID: 1056751
ABS A0028 Calvin Boles Survey, Sheet 1, Tract 5

Existing Zoning: N/A ; City of McKinney ETJ
Existing Land Use: Agriculture

Proposed Zoning: "AG" - Agriculture District
Existing Zoning: N/A ; City of McKinney ETJ
Existing Land Use: Agriculture

Existing Zoning: N/A ; City of McKinney ETJ
Existing Land Use: Agriculture

CR 317



ANNEX2026-0003
ZONE2026-0016

Source: City of McKinney GIS

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