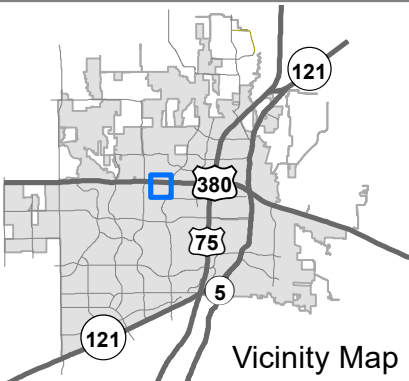
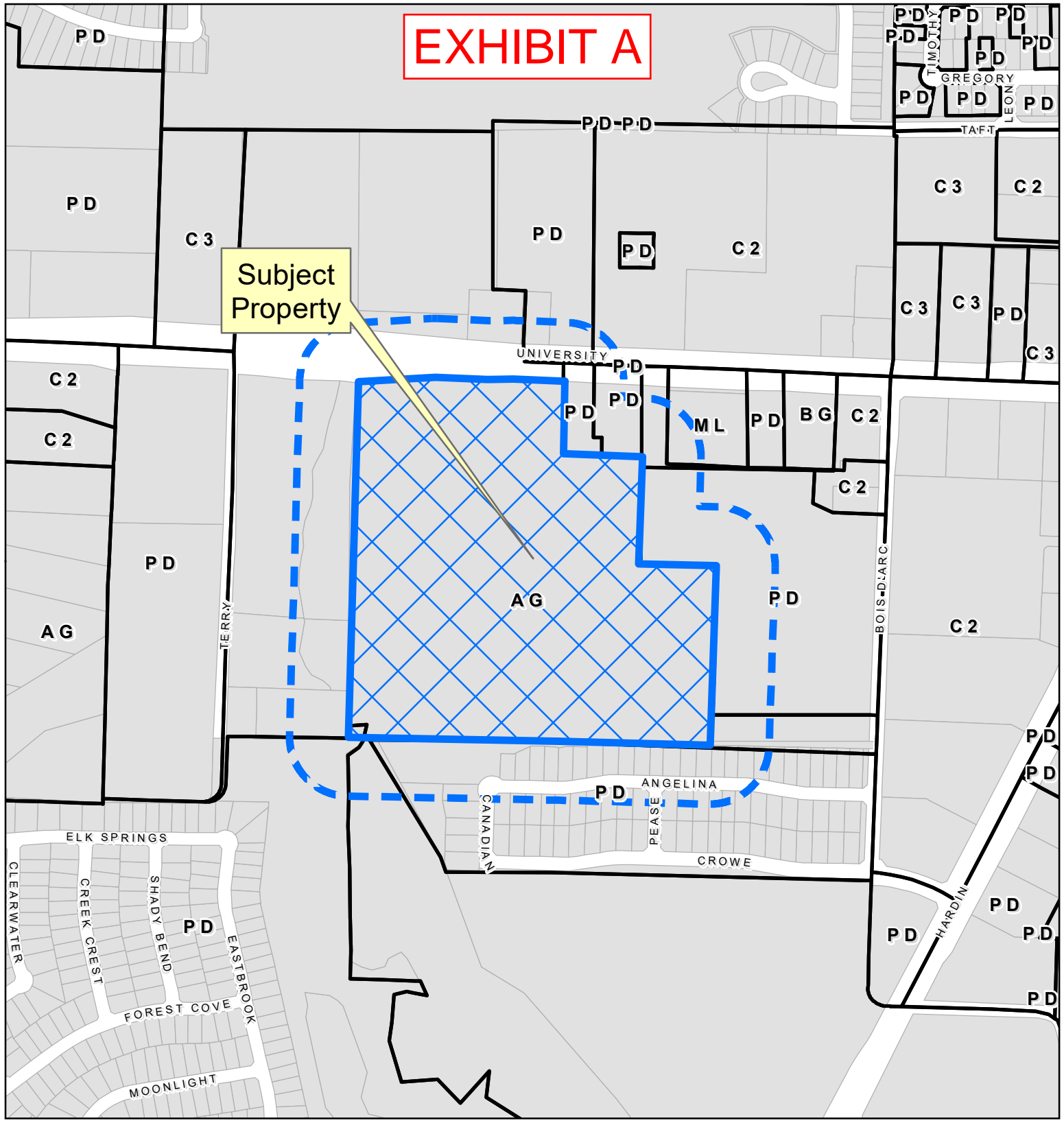


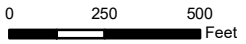
EXHIBIT A

Subject Property



Property Owner Notification Map

ZONE2024-0011



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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being part of a tract conveyed to Denvil Mixon by deed recorded in Volume 737, Page 751 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a TxDOT aluminum monument found on the south line of U.S. Highway 380, a variable width public right-of-way (also known as University Drive), for the northwest corner of DAP 380 Addition, recorded in Cabinet 2013, Page 65, Plat Records, Collin County, Texas (PRCCT);

THENCE S 00°55'16" W, 276.27 feet along the common line thereof to a 1/2" iron rod found;

THENCE S 87°38'27" E, 301.79 feet continuing along the common line thereof to a 5/8" iron rod found on the west line of a tract conveyed to Jim Furlong, recorded in Volume 725, Page 742 DRCCT;

THENCE S 01°59'35" W, 409.84 feet along the common line thereof, and of a tract conveyed to Jefferson Hardin, LLC, recorded in Document No. 2022000080540, Official Public Records, Collin County, Texas (OPRCCT), to a 1/2" iron rod with plastic cap found;

THENCE S 88°48'34" E, 297.78 feet continuing along the common line thereof to a 1/2" iron rod found;

THENCE S 02°00'30" W, 688.33 feet continuing along the common line thereof and of a tract conveyed to Uyen Ann Nguyen, recorded in Document No. 20180123000089630 OPRCCT, and of a tract of unknown ownership, to a point on the north line of Hardin Village Phase 1, an addition recorded in Cabinet 2016, Page 867 PRCCT;

THENCE N 88°30'48" W, 577.07 feet along the north line thereof to a point from which an "X" found in concrete for the intersection of the centerlines of Angelina Drive, and Canadian Lane, created by said plat of Hardin Village Phase 1, bears S 57°38'03" W, 314.64 feet;

THENCE N 88°50'43" W, 807.64 feet departing said addition to a 1/2" iron rod found for the southeast corner of a tract conveyed to Laurel and David Glowicki, recorded in Volume 4622, Page 639 DRCCT;

THENCE N 01°39'07" E, 1360.02 feet along the common line thereof, and of two tracts conveyed to Darrell and Karen Lewis, recorded in Volume 5118, Page 5260, and in Volume 4326, Page 3493 DRCCT, to a point on the south line of said highway;

THENCE along the south line thereof, the following:

N 86°33'58" E, 293.92 feet;

S 87°34'32" E, 200.00 feet;

N 89°33'43" E, 100.12 feet;

And S 87°34'32" E, 195.56 feet to the POINT OF BEGINNING with the subject tract containing 1,622,824 square feet or 37.255 acres of land.

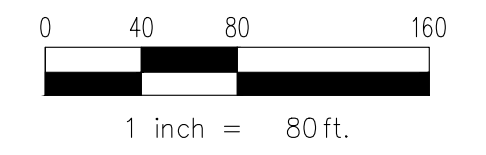
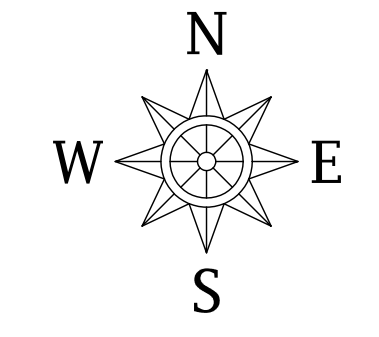
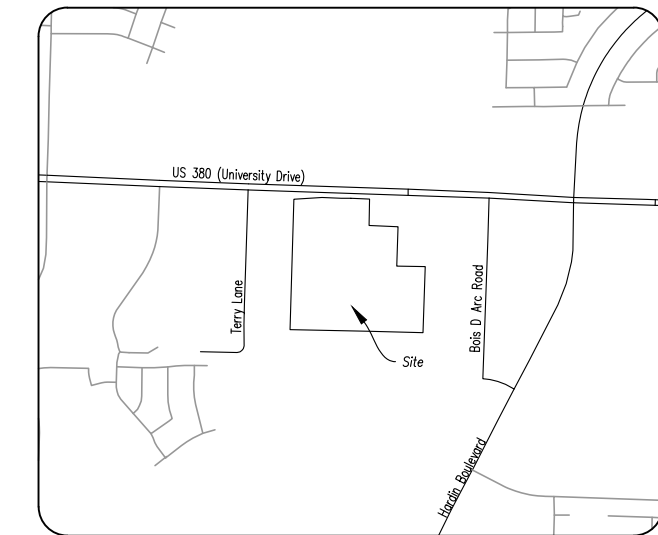
EXHIBIT C

Existing Zoning: Agriculture
Current Land Use: Retail/Service

MCKINNEY 380 TD2 LLC & HAROLD R LEWIS
Doc. No. 2023000040087
DRCCCT

Hardin-380 McKinney, LP
Doc. No. 20180202000139820
DRCCCT

Existing Zoning: Agriculture
Current Land Use: Agricultural/Undeveloped



POINT OF BEGINNING
N:7130762.3314
E:2528611.9021

U.S. HIGHWAY 380
variable width public ROW
(University Drive)

Tract A-C3
5.017 Acres
(218,557 Sq. Ft.)
Current Zoning: Agriculture
Current Land Use: Agricultural/Undeveloped

W. HUNT SURVEY
ABSTRACT NO. 450

Tract B-MF30
32.238 Acres
(1,404,267 Sq. Ft.)
Current Zoning: Agriculture
Current Land Use: Agricultural/Undeveloped

J2 Services Inc dba JBS Express
Doc. No. 20170109000036060 PRCCT
Existing Zoning: Light Manufacturing
Current Land Use: Retail/Service

McKinney Public Facility Corporation
Doc. No. 2022000178581 DRCCCT
Existing Zoning: Planned Development
Current Land Use: Multi-Family Residential

3NL Holdings, LLC
Doc. No. 2022000137511 OPRCCT
Existing Zoning: Agriculture
Current Land Use: Single-Family Residential

Hardin Village Phase I
Cab. 2016, Pg. 867 PRCCT
Existing Zoning: Planned Development
Current Land Use: Single-Family Residential

Darrell & Karen Lewis
Vol. 4326, Pg. 3493
DRCCCT
Existing Zoning: Agriculture
Current Land Use: Agricultural/Undeveloped

Darrell & Karen Lewis
Vol. 5118, Pg. 5260
DRCCCT
Existing Zoning: Agriculture
Current Land Use: Agricultural/Undeveloped

Laurel & David Clowicki
Vol. 4622, Pg. 639
DRCCCT
Existing Zoning: Agriculture
Current Land Use: Single-Family Residential

City of McKinney
Park Dedication & Drainage Esmt.
Creekview Estates Phase 2A, Blk A, Lot 44
Cab. 2010, Pg. 170 PRCCT
Existing Zoning: Agriculture
Current Land Use: City Park Land

City of McKinney
Vol. 5870, Pg. 3917 DRCCCT
Existing Zoning: Agriculture
Current Land Use: City Park Land

Drawn: G:\2024_09\24-04 Main (Revised)\24-04 Main (Revised)\Job\Drawings\Exhibit C.dwg, 2/27/2024, 8:37:27 AM
 Plotted by: cstanon Plot Date: 2/27/2024 8:38 AM

Zoning Exhibit

MIXON HWY 380

LOT A & B, BLOCK 1
37.255 ACRES OR 1,622,824 SQUARE FEET
OUT OF THE
W. HUNT SURVEY ~ ABSTRACT NO. 450, TRACT #38
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

PROJECT NO. _____

OWNER / APPLICANT Standridge Companies 15640 Quorum Dr Addison, TX 75001 Telephone: (214) 957-1721 Contact: Stanton Standridge	ENGINEER / SURVEYOR Spiars Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Mike Martinie
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