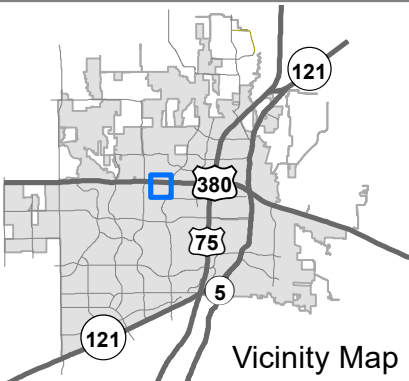
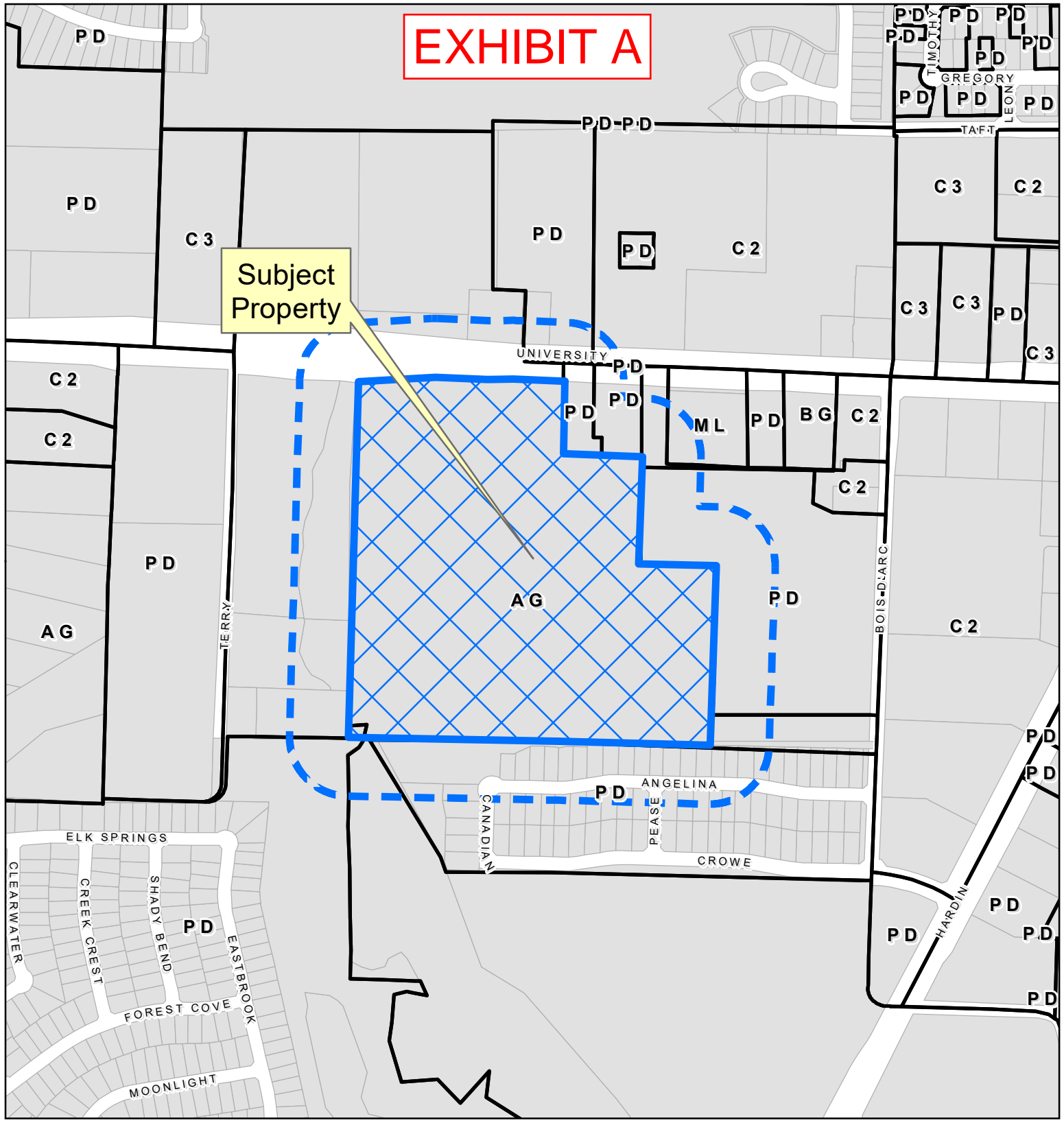


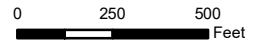
# EXHIBIT A

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.

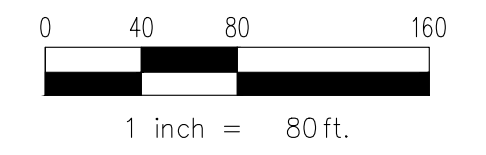
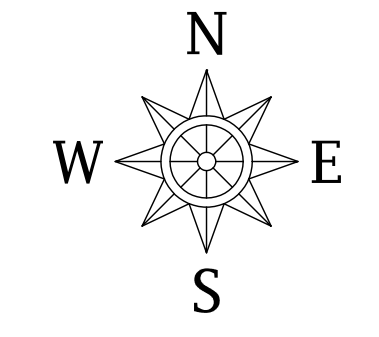
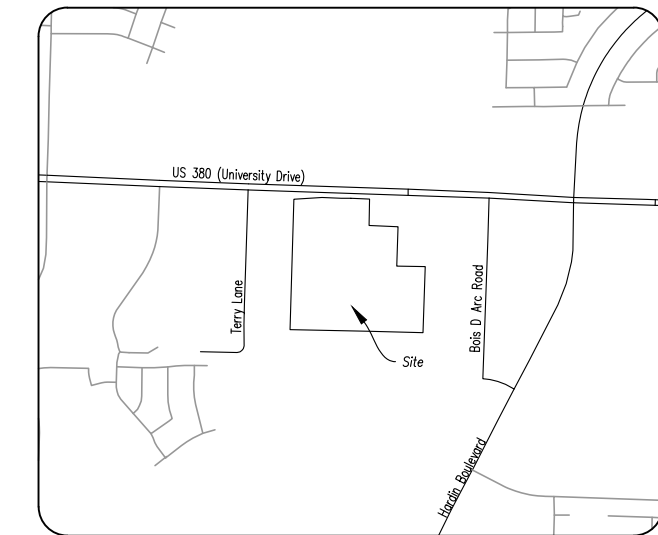
# EXHIBIT C

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

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

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

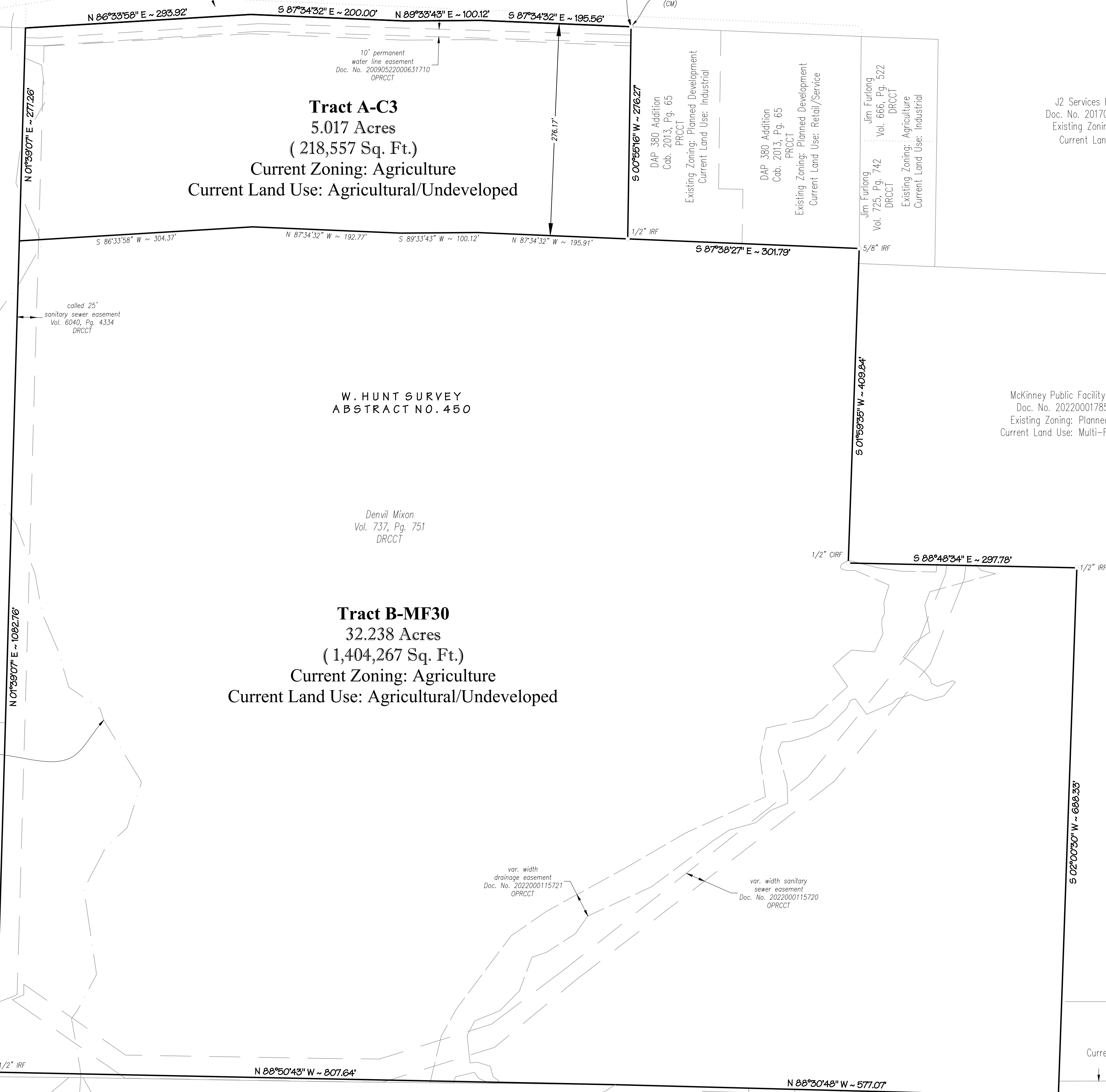
TrDOT Alum. Mon. Fnd. (CM)

DAP 380 Addition  
Cab. 2013, Pg. 65  
PRCCCT  
Existing Zoning: Planned Development  
Current Land Use: Industrial

DAP 380 Addition  
Cab. 2013, Pg. 65  
PRCCCT  
Existing Zoning: Planned Development  
Current Land Use: Retail/Service

Jim Furlong  
Vol. 725, Pg. 742  
DRCCCT  
Existing Zoning: Agriculture  
Current Land Use: Industrial

Jim Furlong  
Vol. 666, Pg. 322  
DRCCCT  
Existing Zoning: Agriculture  
Current Land Use: Industrial



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 PRCCCT  
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

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

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

**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, Contact: Mike Martinie

Drawn: G:\2024\_09\24-014 Main (2024)\24-014 Main (2024)\24-014 Main (2024).dwg, Saved By: Chris, Save Time: 2/27/2024 8:37:27 AM  
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