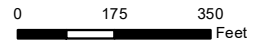


Location Map

ZONE2025-0094



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 tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576 of Collin County, Texas and part of a called 8.133 acre tract of land conveyed to Curtis Rippee, Kevin Self, and Mike Nichols as recorded in County Clerk No. 20220222000295140 of the Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows;

BEGINNING in the west Right—of—Way (R.O.W.) of McLarry Drive at a 1/2" iron rod found in the north line of the called 8.133 acre tract of land, said iron rod being the northeast corner of the hereto described tract of land, and said iron rod being the southeast corner of Lot 2, Block A of the Freedom Powersports Addition, an addition to the City of McKinney as shown on the plat thereof recorded in Volume 2018, Page 139 of the Plat Records of Collin County, Texas;

THENCE S 00°31'34" E with the west R.O.W. line of McLarry Street a distance of 682.37' to a 1/2" iron rod with plastic cap stamped "4613" set for the southeast corner and said capped iron rod being the northeast corner of Lot 1, Block A of the Future Equipment Addition, an addition to the City of McKinney as shown on the plat thereof recorded in Volume M, Page 28 of the Plat Records of Collin County, Texas;

THENCE S 88°44'53" W the south line of the called 8.133 acre tract of land and the north line of said Future Equipment Addition a distance of 826.09' to a 1/2" iron rod with plastic cap stamped "4613" set for the southwest corner in the east R.O.W. of U.S. Highway 75;

THENCE N 14°44'50" E with the east R.O.W. of U.S. Highway 75 a distance of 139.41' to a 1/2" iron rod with plastic cap set for corner;

THENCE N 10°47'30" E continuing with the east R.O.W. of U.S. Highway 75 a distance of 203.34' to a 1/2" iron rod with plastic cap stamped "4613" set for the western most northwest corner and said capped iron rod being in the south line of Lot 1, Block A of the New Holland Addition, an addition to the City of McKinney as shown on the plat thereof recorded in Volume K, Page 203 of the Plat Records of Collin County, Texas;

THENCE N 88°47'48" E with the south line of said New Holland Addition passing a 3/8" iron rod found for reference at a distance of 346.69' and continuing for a total distance of 422.20' to a point for corner in the centerline of a creek;

THENCE with the centerline of the creek in a northerly direction the following seven (7) calls;

THENCE N 46°40'49" E a distance of 205.91' to a point for corner;

THENCE N 53°14'27" W a distance of 76.07' to a point for corner;

# EXHIBIT "B"

THENCE N 32'25'23" E a distance of 95.67' to a point for corner;

THENCE N 72'58'01" E a distance of 51.84' to a point for corner;

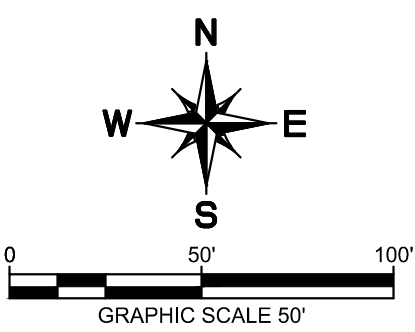
THENCE N 09'43'13" W a distance of 43.05' to a point for corner;

THENCE N 50'58'58" E a distance of 43.47' to a point for corner;

THENCE N 23'05'46" W a distance of 2.25' to a point for corner in the south line of said Lot 2;

THENCE N 88'45'22" E following the south line of said Lot 2 a distance of 108.63' to the POINT OF BEGINNING, and containing 333,913 Square Feet or 7.666 acres of land.

EXHIBIT "C"



PROPERTY ID:  
2904111  
CURRENT ZONING: PD - PLANNED DEVELOPMENT 2023-03-016  
CURRENT LAND USE: UNDER DEVELOPMENT

PROPERTY ID:  
2775038  
CURRENT ZONING: LI - LIGHT INDUSTRIAL ORD. NO. 2017-12-108  
CURRENT LAND USE: VACANT NON-RESIDENTIAL  
LOTS 1-3, BLOCK A,  
FREEDOM POWERSPORTS ADDITION  
VOLUME 2018, PAGE 139 P.R.C.C.T.

P.O.B.

N: 7138024.17  
E: 2540790.44

PROPERTY ID:  
2062905  
CURRENT ZONING: C - PLANNED CENTER ORD. NO. 1997-04-16  
CURRENT LAND USE: INDUSTRIAL  
LOTS 1, BLOCK A, NEW  
HOLLAND ADDITION  
VOLUME K, PAGE 203  
P.R.C.C.T.

N46°14'40"E 266.91'

PROPERTY ID:  
2612707  
CURRENT ZONING: LI - LIGHT INDUSTRIAL ORD. NO. 2017-05-052  
CURRENT LAND USE: AGRICULTURAL/UNDEVELOPED  
PROPOSED ZONING: I1 - LIGHT INDUSTRIAL

PROPERTY ID:  
2612707  
CURRENT ZONING: C3 - REGIONAL COMMERCIAL ORD. NO. 2017-05-052  
CURRENT LAND USE: AGRICULTURAL/UNDEVELOPED  
PROPOSED ZONING: I1 - LIGHT INDUSTRIAL

8.133 ACRES CURTIS  
RIPPER, KEVIN SELF, & MIKE  
NICHOLS C.C. NO.  
20220222000295140 O.P.R.C.C.T.

7.666 ACRES  
333,913 SQ. FT.

PROPERTY ID:  
2111512  
CURRENT ZONING: C3 - REGIONAL COMMERCIAL ORD. NO. 2017-07-081  
CURRENT LAND USE: AGRICULTURAL/UNDEVELOPED

LOTS 1 & 2, BLOCK A, FUTURE  
EQUIPMENT ADDITION, VOL.  
M, PAGE 28 P.R.C.C.T.

PROPERTY ID:  
2111512  
CURRENT ZONING: L1 - LIGHT INDUSTRIAL ORD. NO. 2017-07-081  
CURRENT LAND USE: AGRICULTURAL/UNDEVELOPED



VICINITY MAP

SCALE: 1" = 2000'

NOTES

THE BASIS OF BEARINGS, ARE DERIVED FROM ALLTERRA  
CENTRAL RTK NETWORK, TEXAS STATE PLANE COORDINATES  
SYSTEM, NAD83, NORTH CENTRAL ZONE, NAD 83 (CORS96)  
EPOCH 2002.0.

LEGEND

Δ = CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
VOL/P.G. = VOLUME, PAGE  
INST. NO. = INSTRUMENT NUMBER  
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS  
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

PROPERTY ID:  
2834112

CURRENT ZONING: AG - AGRICULTURAL 2017-12-104  
CURRENT LAND USE: INSTITUTIONAL - CITY

ZONING EXHIBIT  
7.666 ACRES  
THOMAS J MCDONALD SURVEY,  
ABSTRACT NO. 576  
CITY OF MCKINNEY,  
COLLIN COUNTY, TEXAS

Kimley»Horn

200 North Travis Street, Suite 500  
Sherman, Texas 75090

Tel. No. (903) 258-9416

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'			JULY 2025	067548031	1 OF 1