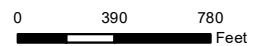


Property Owner Notification Map

ZONE2025-0036



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Lot 1, Block A
Wilmeth Road Industrial Multifamily & Townhome Addition
Metes and Bounds Description
29.049 Acres

EXHIBIT B

BEING a tract of land situated in the Jospeh Crutchfield Survey, Abstract No. 203, McKinney ETJ, Collin County, Texas and being all of Lot 1, Block A, Wilmeth Road Industrial Multifamily & Townhome Addition, according to the Plat filed in Volume 2024, Page 706, Plat Records, Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-iron rod found with cap stamped "KHA" in the southeast corner of said Lot 1, same being common with a west line of a called 200.496-acres tract conveyed to Billingsly 380 North, LTD by deed recorded in Document No. 20140109000025020, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), in the north right-of-way line of Wilmeth Road (County Road 124), from which a Mag nail found in the approximate centerline of Wilmeth Road (County Road 124) bears South 00°44'13" East, a distance of 60.00 feet;

THENCE North 89°48'48" West, with the north right-of-way line of said Wilmeth Road (County Road 124), a distance of 501.88 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southwest corner of said Lot 1, same being common with the east line of a called 15.998-acre tract of land, conveyed to Henry Land, LTD., by deed recorded in Document No 20140702000682490 O.P.R.C.C.T., from which a mag nail found in the approximate centerline of said Wilmeth Road (County Road 124), bears South 00°42'55" East, a distance of 60.01 feet;

THENCE North 00°42'55" West, with said common line, a distance of 2,460.75 feet to a 1/2-inch iron rod found with cap stamped "Eagle Surveying" for the northwest corner of said Lot 1, in a south line of said 200.496-acre tract;

THENCE North 75°58'06" East, with said south line, a distance of 514.67 feet to a 1/2-iron rod found with cap stamped "Eagle Surveying" for an interior corner of said 200.496-acre tract, same being the northeast corner of said Lot 1;

THENCE South 00°44'13" East, with the east line of said Lot 1, same being common with a west line of said 200.496-acre tract, a distance of 2,587.19 feet to the **POINT OF BEGINNING** and containing 1,265,359 square feet or 29.049 acres of land.

SURVEYOR NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999984731.

