

**LEGAL DESCRIPTION
METES AND BOUNDS**

BEING Two (2) tracks of land, both being 0.369 acres of land situated in the John R. Borrows Survey, Abstract No. 70, Collin County, Texas, said 0.369 acre tracts being Lots 5R1, 6R1 and 9R1 and 10R1, Block A, AERO COUNTRY EAST ADDITION, an addition to the City of McKinney, Collin County, Texas, according to plat thereof filed for record in Volume 2013, Page 5, Official Public Records, Collin County, Texas, said 6.4500 acre tract being more particularly described by metes and bounds as follows:

Tract 4A:

BEGINNING at a 1/2" iron rod found for corner in the west easement line of Lloyd Stearman Drive (private road), also know as Common Area A-1, Block A of said Aero Country East Addition and the north line of Lot 4R1, Block A of said Aero Country East Addition;

THENCE South 89°20'41" West along the common line of said Lot 4R1 and the south line of Lot 5R1, Block A of said Aero Country East Addition, a distance of 102.50 feet to a point for corner in the east easement line of Thompson Lane (private road) also know as Common Area A-4, Block A of said Aero country East Addition;

THENCE North 00°39'19" West along the east line of Common Area A-4, Block A of said Aero Country East Addition, passing at a distance 78.50 feet, the northwest corner of Lot 5R1, Block A, continuing for a total distance of 157.00 feet to the northwest corner of said Lot 5R1, Block A to a point for corner in the south line of Lot 8R1, Block A of Aero Country East Addition as recorded in Volume :

THENCE North 89°20'41" East, along the common line of said Lot 5R1 and the south line of said Lot 8R2, Block A, a distance of 102.50 feet to a point for corner in the west line of said Lloyd Stearman Drive easement line;

THENCE South 00°39'19" East, along said west easement line of Lloyd Stearman Drive, a distance of 157.00 feet to the **POINT OF BEGINNING**, containing 16,093 square feet, or 0.369 acres, more or less.

Tract 4B:

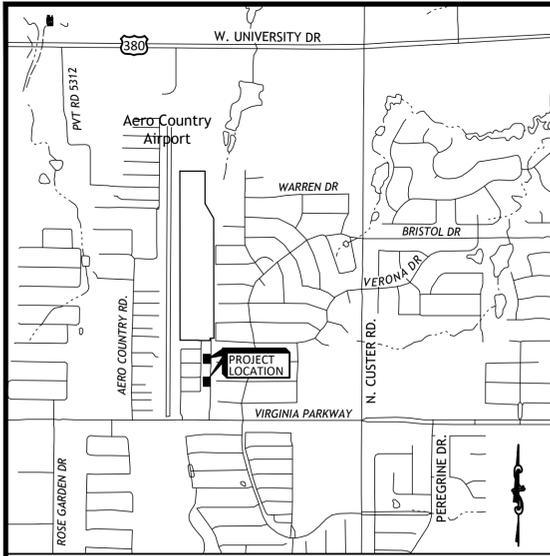
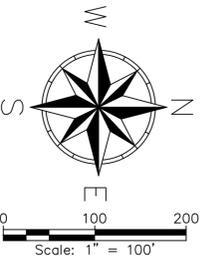
BEGINNING at a 1/2" iron rod found for corner in the west easement line of Lloyd Stearman Drive (private road), also know as Common Area A-1, Block A of said Aero Country East Addition and the north line of Lot 8R2, Block A of said Aero Country East Addition;

THENCE South 89°20'41" West along the common line of said Lot 8R2 and the south line of Lot 9R1, Block A of said Aero Country East Addition, a distance of 102.50 feet to a point for corner in the east easement line of Thompson Lane (private road) also know as Common Area A-4, Block A of said Aero country East Addition;

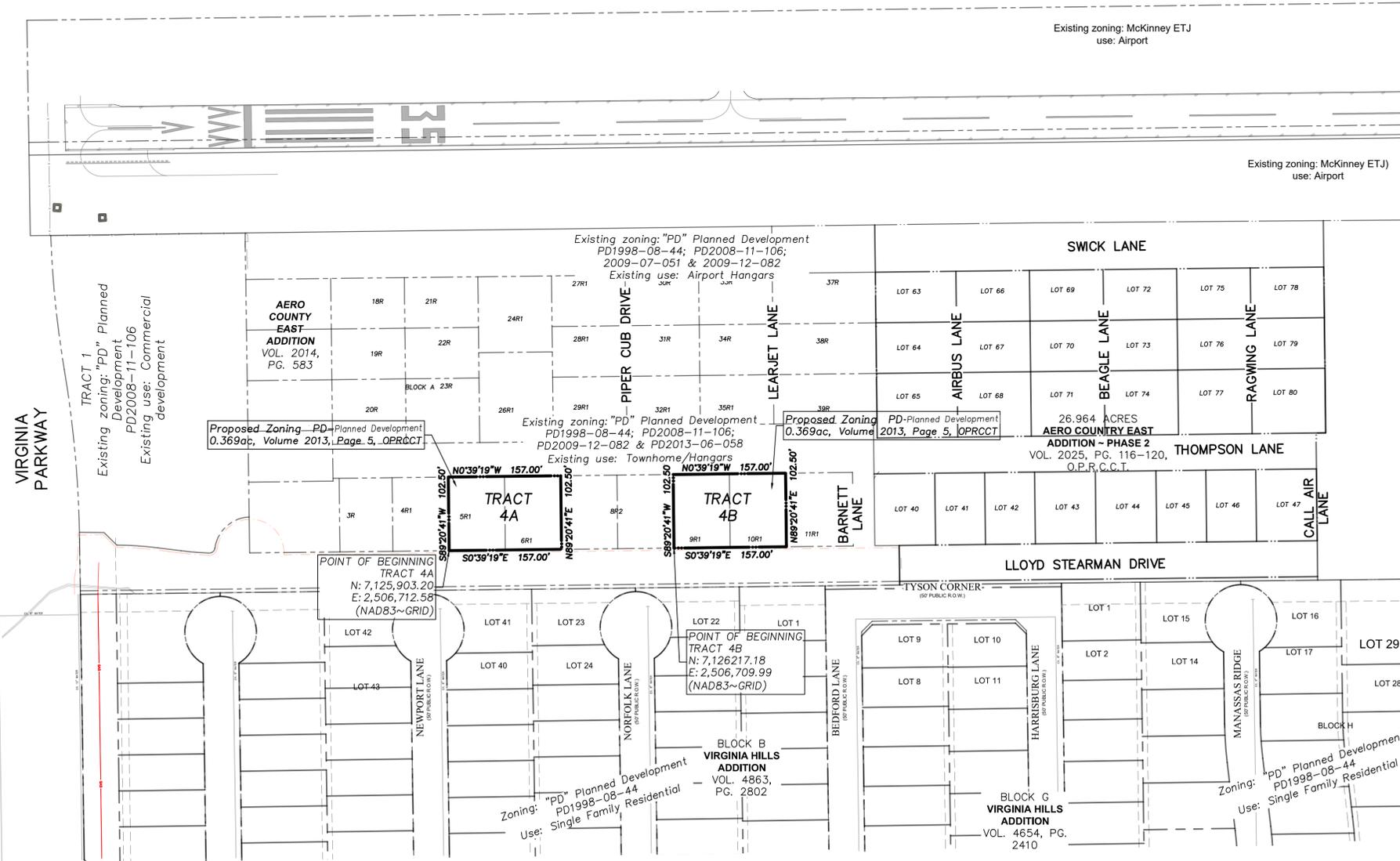
THENCE N 00°39'19" West along the east line of Common Area A-4, Block A of said Aero Country East Addition, passing at a distance 78.50 feet, the northwest corner of Lot 9R1, Block A, continuing for a total distance of 157.00 feet to the northwest corner of said Lot 10R1, Block A to a point for corner in the south line of Lot 11R1, Block A of Aero Country East Addition:

THENCE North 89°20'41" East, along the common line of said Lot 10R1 and the south line of said Lot 11R1, Block A, a distance of 102.50 feet to a point for corner in the west line of said Lloyd Stearman Drive easement line;

THENCE South 00°39'19" East, along said west easement line of Lloyd Stearman Drive, a distance of 157.00 feet to the **POINT OF BEGINNING**, containing 16,093 square feet, or 0.369 acres, more or less.



* VICINITY MAP *
(NOT TO SCALE)



ZONING EXHIBIT C
AERO COUNTRY EAST ADDITION

BEING OUT OF THE
E.T. BARRY SURVEY, ABSTRACT NO. 43
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SEPTEMBER, 2025

<p>OWNER: HAT GROUP, LLC 210 S. MILL STREET LEWISVILLE, TX 75057 972.533.8353</p>	<p>OWNER: WILD ONE, LLC 17623 CEDAR CREEK CANYON DR DALLAS, TX 75252 972.533.8353</p>	<p>ENGINEER: Texos Development Services, LLC 4888 Pecan Place Drive McKinney Texas 75071 (469) 964-5721</p>
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