

Vicinity Map

# Property Owner Notification Map

ZONE2025-0151

0 110 220 Feet



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

## LEGAL DESCRIPTION

**Lot 1, Block B  
HARDIN ELEMENTARY SCHOOL  
27,102 Sq. Ft./0.622 Acres  
Grafton Williams Survey, Abstract No. 976  
City of McKinney  
Collin County, Texas**

SITUATED in the City of McKinney, in the Grafton Williams Survey, Abstract No. 976 of Collin County, Texas and being all of Lot 1, Block B of Hardin Elementary School, an addition to the City of McKinney according to the Record Plat thereof, recorded in Cabinet M, Page 190, Plat Records, Collin County, Texas (P.R.C.C.T.) and as further described as "Tract 1" in a Special Warranty Deed to Pan-American Builders LLC, recorded in Document No. 20170511000606750, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "North Texas Surveying", found on the west right-of-way line of Hardin Boulevard (120' wide right-of-way at this point) for the southeast corner of the above described Lot 1, Block B and same being the northeast corner of that certain called 1.300 acre tract of land described as "Tract 2" in the above described deed to Pan-American Builders LLC;

THENCE: South 89 deg. 05 min. 21 sec. West, departing from Hardin Boulevard, along the common line of said Lot 1, Block B and said 1.300 acre tract, at a distance of 240.48 feet, passing a 5/8 inch iron rod found for the northwest corner of said 1.300 acre tract and the northeast corner of that certain called 11.759 acre tract described in a deed to Binnerri Church, recorded in Document No. 20211108002279680, D.R.C.C.T. and continuing along the common line of Lot 1, Block B and said 11.759 acre tract for a total distance of 367.90 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found on the south right-of-way line of Aspen Drive (a 60' wide right-of-way at this point) for the west corner of said Lot 1, Block B and said point being in a non-tangent curve to the left, having a radius of 280.00 feet, a central angle of 45 deg. 00 min. 53 sec. and a chord that bears North 66 deg. 34 min. 51 sec. East - 214.37 feet;

THENCE: Along the common line of Lot 1, Block B and Aspen Drive and along said curve to the left, an arc distance of 219.98 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner at the end of said curve;

THENCE: North 44 deg. 05 min. 21 sec. East, continuing along said common line, a distance of 13.54 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner at the beginning of a non-tangent curve to the right, having a radius of 220.00 feet, a central angle of 03 deg. 54 min. 57 sec. and a chord that bears North 46 deg. 02 min. 50 sec. East - 15.03 feet;



THENCE: Continuing along said common line and with said curve to the right, an arc distance of 15.04 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner at the beginning of a compound curve to the right, having a radius of 150.00 feet, a central angle of 16 deg. 46 min. 13 sec. and a chord that bears North 56 deg. 59 min. 39 sec. East - 43.75 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 43.90 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner at the beginning of a compound curve to the right, having a radius of 270.75 feet, a central angle of 09 deg. 09 min. 44 sec. and a chord that bears North 68 deg. 29 min. 28 sec. East - 43.25 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 43.30 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner at the beginning of a compound curve to the right, having a radius of 215.00 feet, a central angle of 15 deg. 26 min. 53 sec. and a chord that bears North 78 deg. 38 min. 51 sec. East - 57.79 feet;

THENCE: Continuing along said common line and with said curve to the right, an arc distance of 57.97 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner at the end of said curve;

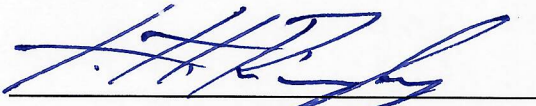
THENCE: South 46 deg. 23 min. 55 sec. East, continuing along said common line, a distance of 21.09 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "RPLS 5686", found for corner on the west right-of-way line of the above described Hardin Boulevard;

THENCE: South 00 deg. 51 min. 35 sec. East, along the common line of said Lot 1, Block B and Hardin Boulevard, a distance of 136.05 feet to the POINT OF BEGINNING and containing 27,102 square feet or 0.622 acres of land.

Note:

The bearings shown hereon are geodetic and are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone (4202).

Prepared Under My Hand & Seal,  
This 10<sup>th</sup> Day of September, 2025.

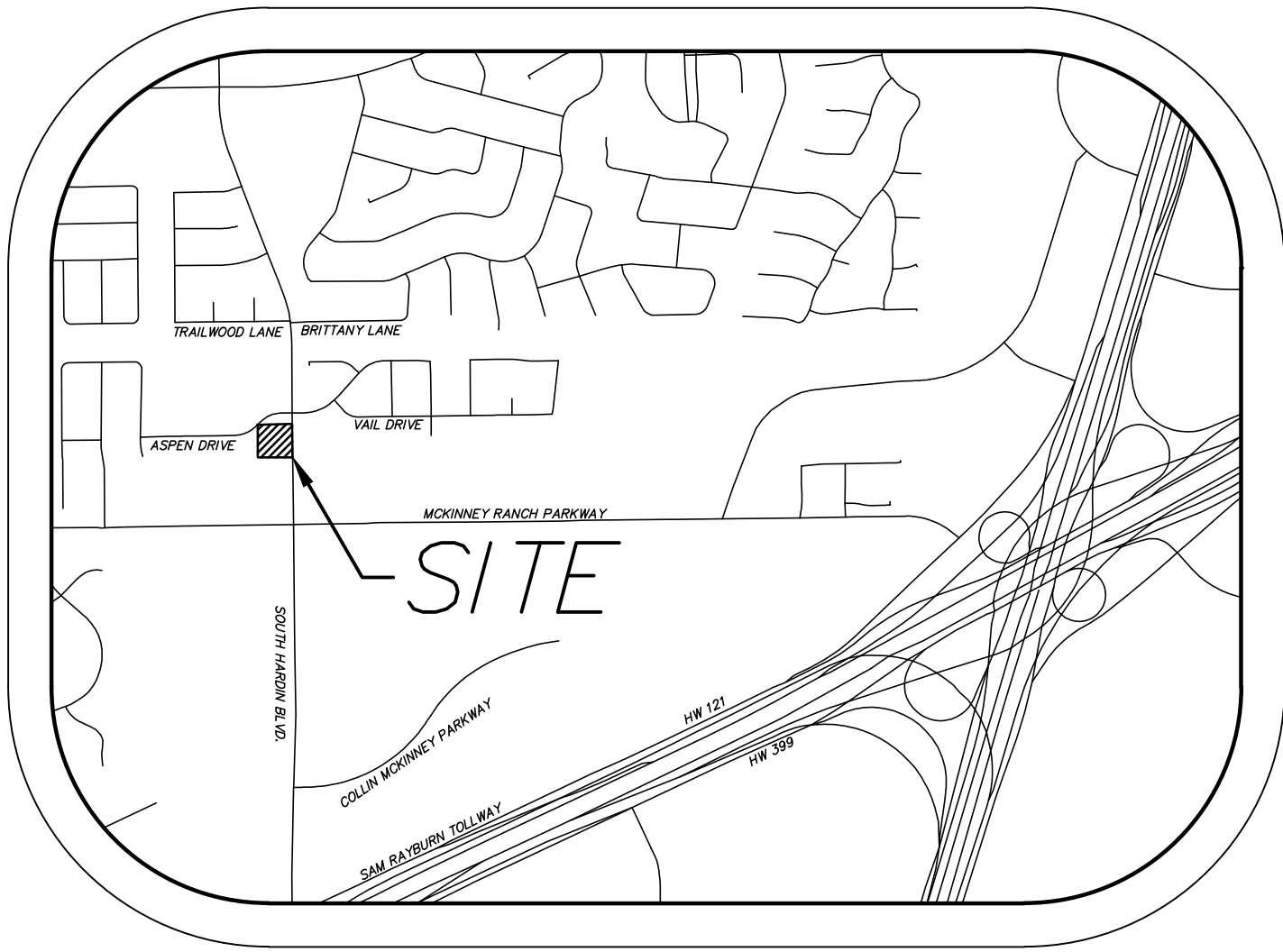
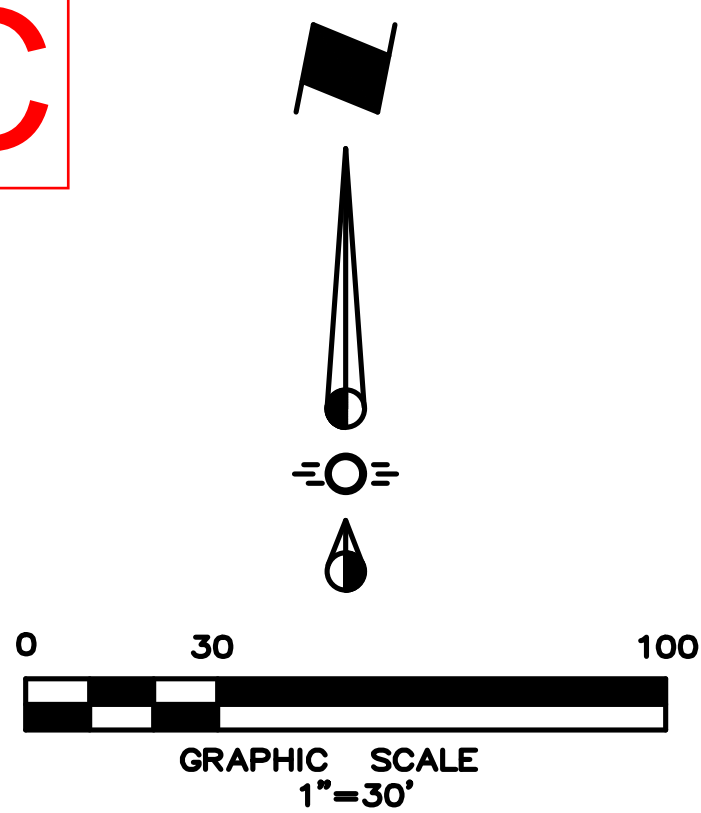
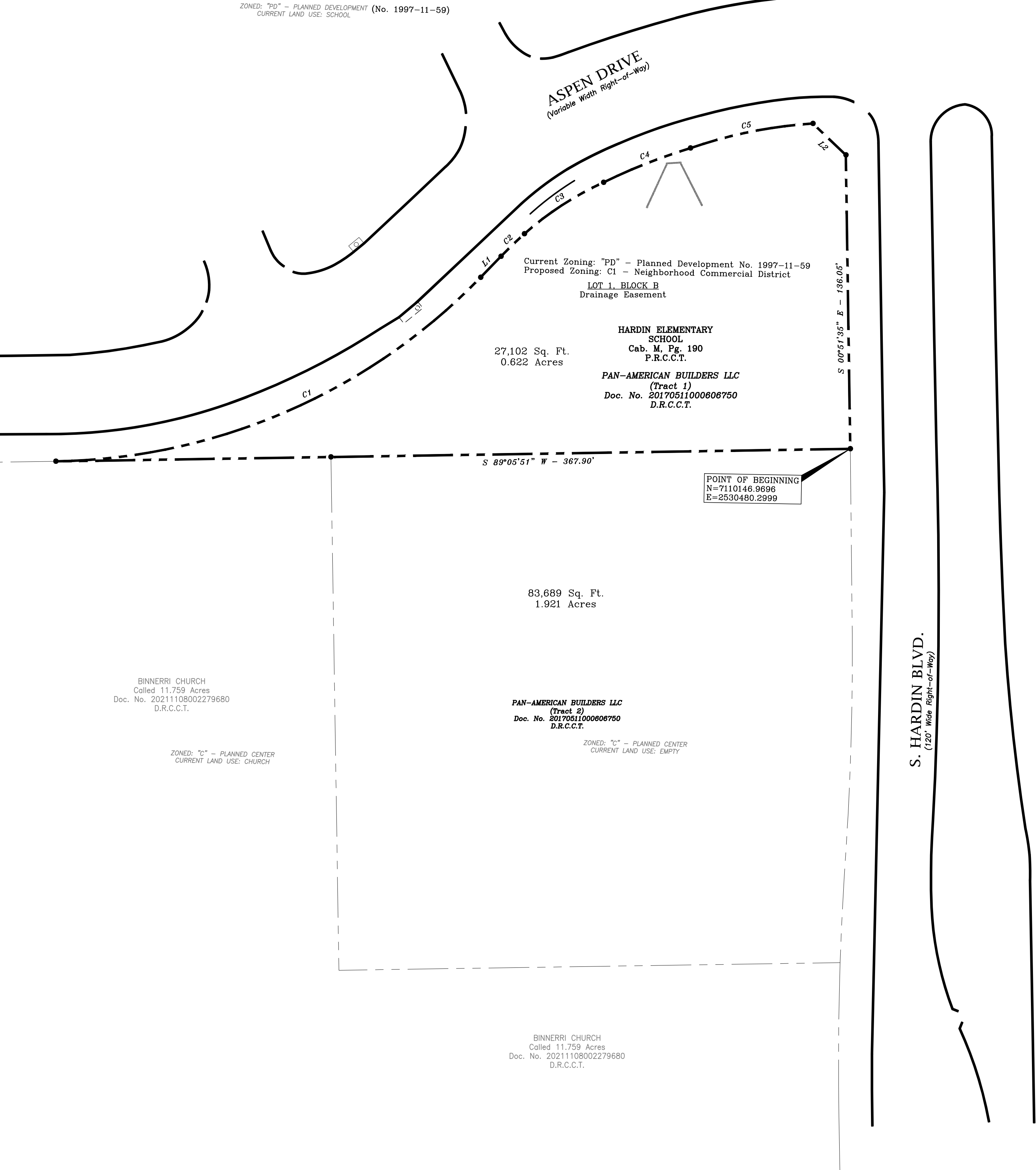


Lawrence H. Ringley, R.P.L.S.  
State of Texas, No. 4701





EXHIBIT C



**LEGAL DESCRIPTION**  
  
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°05'21" E	13.54
L2	S 46°23'55" E	21.09

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	45°00'54"	280.00'	219.984'	N 66°34'51" E	214.37'
C2	3°54'54"	220.00'	15.033'	N 46°02'50" E	15.03'
C3	16°46'16"	150.00'	43.907'	N 56°59'39" E	43.75'
C4	9°09'44"	270.75'	43.396'	N 68°29'28" E	43.25'
C5	15°26'50"	215.00'	57.965'	N 78°38'51" E	57.79'

SITE BENCHMARKS

Bm-1 = "X" in southwest corner of a concrete curb inlet on the south side of Eldorado Parkway, 560± west of the intersection of Eldorado Parkway and Stonebridge Drive.  
Elev.=741.83

BM-2 = "X" in Concrete in the center of a concrete drive entrance into the southern adjoiner property and being the southeast corner of the subject property.  
Elev.=737.90

CITY BENCHMARK USED FOR CONTROL

COM-55 = City of McKinney Monument, an aluminum disc stamped CM #55 set at the southeasterly end of a concrete storm drain inlet, being approximately 45' from the centerline of S. Stonebridge Drive and also being approximately 95' from the centerline of Eldorado Parkway.  
Elev. = 747.30

Issue Date

Description

1 11/18/2025

2

3

4

5

6

CROSS

ENGINEERING CONSULTANTS

1720 W. Virginia Street

972.562.4409

McKinney, Texas 75069

Texas P.E. Firm No. F-5935

ZONING EXHIBIT

ZONE2025-XXXX

HARDIN ASPEN RETAIL

43 INVESTMENTS, INC.

LOT1, BLOCK B, HARDIN ELEMENTARY SCHOOL

CITY OF MCKINNEY, TEXAS

Sheet No.

ZE

Project No.

25058

**STOP!**  
**CALL BEFORE YOU DIG**



(@ least 72 hours prior to digging)

HARDIN ASPEN RETAIL