

Property Owner Notification Map

ZONE2025-0006

0 230 460 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

Being a tract of land situated in L.D. Davison Survey, Abstract No. 285, Collin County, Texas, and being out of that tract of land described in deed to Hannah Helen Hockman, as recorded in Volume 430, Page 74 Official Public Records Collin County, Texas (O.P.R.C.C.T.), and being all of that tract of land described in warranty deed to Kishore Reddy Nandyala Veera Venkat and spouse Praveen Gaddam as recorded in County Clerk's Document No. 2023000140269 O. P.R.C.C.T. and being more particularly described as follows:

BEGINNING at a 1/2-iron rod found on the west line of a tract of land described in deed to McKinney Ranch, LTD as recorded in County Clerk's Document No. 20060208000170600 O.P.R.C.C.T. for the southeast corner of a tract of land described in deed to Lake Forest Equestrian Center, LLC as recorded in County Clerk's Document No. 2023000059238 O.P.R.C.C.T. and the northeast corner of said Hockman tract;

THENCE South 00 degrees 17 minutes 13 seconds East, along the west line of said McKinney Ranch, LTD and the east line of said Hockman tract, passing at a distance of 198.90 feet a found 1/2-inch iron rod, and continuing in all, a total distance of 238.27 feet to a point for corner in a creek;

THENCE generally in a southwest direction with said creek the following bearings and distances:

North 33 degrees 16 minutes 49 seconds West, a distance of 22.38 feet to a point for corner;

North 77 degrees 42 minutes 10 seconds West, a distance of 11.98 feet to a point for corner;

South 61 degrees 36 minutes 59 seconds West, a distance of 71.17 feet to a point for corner;

South 04 degrees 37 minutes 42 seconds West, a distance of 87.05 feet to a point for corner;

South 80 degrees 45 minutes 38 seconds West, a distance of 85.74 feet to a point for corner;

South 28 degrees 33 minutes 04 seconds West, a distance of 35.63 feet to a point for corner;

South 01 degree 46 minutes 07 seconds West, a distance of 152.13 feet to a point for corner;

South 39 degrees 45 minutes 38 seconds West, a distance of 63.53 feet to a point for corner;

South 55 degrees 43 minutes 08 seconds West, a distance of 57.32 feet to a point for corner;

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South 52 degrees 51 minutes 14 seconds West, a distance of 66.63 feet to a point at the intersection of two creeks on an east line of Lot 1, Block A of the William Perry Lee Hurst Addition, as recorded in Volume 2017, Page 393 O.P.R.C.C.T.;

THENCE along said creek and along east line of said Lot 1 and the west lines of said Hockman tract the following bearings and distances:

North 59 degrees 32 minutes 01 second West, a distance of 31.13 feet to a point for corner;

North 31 degrees 18 minutes 50 seconds East, a distance of 73.87 feet to a point for corner;

North 07 degrees 52 minutes 32 seconds West, a distance of 20.86 feet to a point for corner;

North 61 degrees 18 minutes 38 seconds West, a distance of 32.83 feet to a point for corner;

South 33 degrees 25 minutes 58 seconds West, a distance of 43.53 feet to a point for corner;

South 49 degrees 40 minutes 54 seconds West, a distance of 29.36 feet to a point for corner;

South 87 degrees 20 minutes 58 seconds West, a distance of 21.97 feet to a point for corner;

North 12 degrees 38 minutes 08 seconds West, a distance of 33.92 feet to a point for corner;

North 25 degrees 39 minutes 49 seconds West, a distance of 24.79 feet to a point for corner;

North 12 degrees 30 minutes 02 seconds West, a distance of 44.14 feet to a point for corner;

North 09 degrees 42 minutes 24 seconds East, a distance of 26.82 feet to a point for corner;

North 36 degrees 49 minutes 09 seconds East, a distance of 30.68 feet to a point for corner;

North 01 degree 10 minutes 48 seconds West, a distance of 42.90 feet to a point for corner;

North 79 degrees 53 minutes 23 seconds West, a distance of 42.86 feet to a point for corner;

South 73 degrees 08 minutes 59 seconds West, a distance of 21.43 feet to a point for corner;

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South 04 degrees 05 minutes 23 seconds West, a distance of 24.84 feet to a point for corner;

South 23 degrees 41 minutes 03 seconds East, a distance of 28.85 feet to a point for corner;

South 07 degrees 11 minutes 17 seconds West, a distance of 59.40 feet to a point for corner;

South 35 degrees 37 minutes 44 seconds West, a distance of 18.22 feet to a point for corner;

South 81 degrees 45 minutes 02 seconds West, a distance of 23.96 feet to a point for corner;

North 65 degrees 16 minutes 20 seconds West, a distance of 15.41 feet to a point for corner;

North 12 degrees 02 minutes 58 seconds West, a distance of 15.38 feet to a point for corner;

North 30 degrees 09 minutes 50 seconds East, a distance of 10.55 feet to a point for corner;

North 14 degrees 55 minutes 22 seconds East, a distance of 15.95 feet to a point for corner;

North 26 degrees 10 minutes 41 seconds West, a distance of 18.05 feet to a point for corner;

North 59 degrees 39 minutes 55 seconds West, a distance of 21.33 feet to a point for corner;

North 13 degrees 26 minutes 01 second East, a distance of 68.66 feet to a point for corner;

North 07 degrees 34 minutes 20 seconds West, a distance of 16.59 feet to a point for corner;

North 48 degrees 18 minutes 32 seconds West, a distance of 12.87 feet to a point for the corner;

North 01 degree 56 minutes 30 seconds East, a distance of 2.10 feet to a point for corner;

North 05 degrees 18 minutes 31 seconds West, a distance of 41.17 feet to a found 1/2-iron rod next to a fence post for an ell corner;

THENCE South 87 degrees 20 minutes 10 seconds West, following along a fence, a distance of 643.09 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 1, the northeast corner of a tract of land described in deed to Collin County as recorded in Volume 5837, Page 2413 O.P.R.C.C.T., and the southeast corner of a tract of land described in deed to Collin County

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as recorded in Volume 5920, Page 3564 O.P.R.C.C.T. on a curve to the left having a radius of 8060.00 feet, and a chord which bears North 00 degrees 36 minutes 28 seconds West, a distance of 36.98 feet;

THENCE along the east line of said Collin County tract recorded in Volume 5920, Page 3564 and with said curve to the left through a central angle of 00 degrees 15 seconds 46 minutes, arc distance of 36.98 feet to the point of termination of said curve;

THENCE North 00 degrees 44 minutes 21 seconds West, continuing along the east line of said Collin County tract recorded in Volume 5920, Page 3564, a distance of 312.54 feet to a 1/2-inch iron rod found for the northeast corner of said Collin County tract recorded in Volume 5920, Page 3564 and the southwest corner of said Lake Forest Equestrian Center, LLC tract from which a railroad spike found for the northwest corner of said L.D. Davison Survey bears North 09 degrees 04 minutes 57 seconds West, a distance of 416.55 feet;

THENCE North 89 degrees 47 minutes 53 seconds East, along the south line of said Lake Forest Equestrian Center, LLC tract, a distance of 1209.22 feet to the POINT OF BEGINNING AND CONTAINING 474,307-square feet, or 10.889-acres of land more or less.

This is to certify that this survey work was done under my direct supervision and this legal description is based on field work completed on 09/04/2024.

Dated this 11 day of October, 2024.



London E. Ryon

Texas RPLS License No. 6212

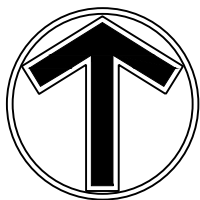
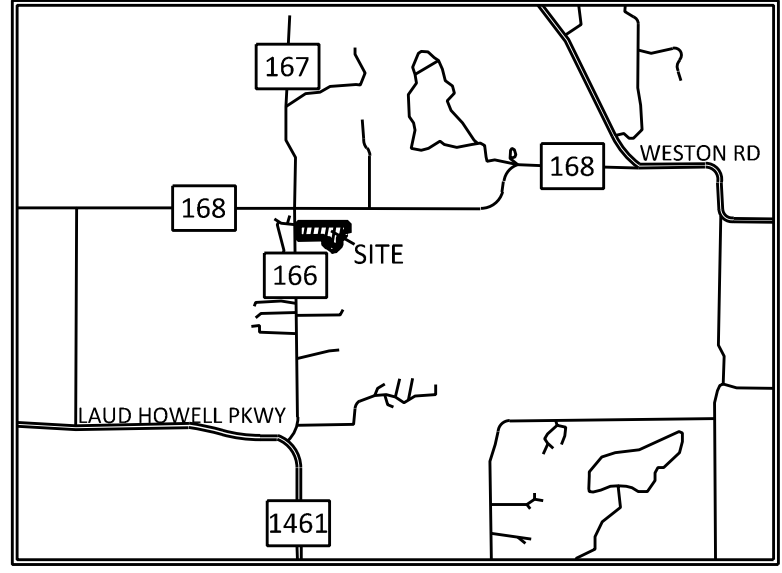
lryon@sambatek.com

TPBPLS FIRM #10194760



The bearing system is based on the NAD 83 Texas North Central Zone 4202 (2011 adjusted).

VICINITY MAP



0 50 100
SCALE IN FEET

SURVEY NOTES

- This survey was prepared utilizing deed conveyed to Kishore Reddy Nandyala Veera Venkat and spouse Praveena Gaddam recorded in County Clerk's Document No. 2023000140269.
- The bearing system is based on NAD83 (2011 Adjust), North Central Texas, Zone 4202.

EXHIBIT C

LAKE FOREST EQUESTRIAN
11.43-ACRES
DOCUMENT NO. 2023000059238
CURRENT USE: FARM/AG LAND
CURRENT ZONING: N/A MCKINNEY ETJ

POINT OF BEGINNING
N=7,151,650.40
E=2,526,074.63

N89°47'53"E 1209.22

VENKAT KISHORE REDDY NANDYALA VEERA & PRAVEENA GADDAM
10.889-ACRES
DOCUMENT NO. 2023000140269
CURRENT ZONING: N/A CITY OF MCKINNEY ETJ
CURRENT LAND USE: SINGLE FAMILY DETACHED
PROPOSED ZONING: C1-NEIGHBORHOOD COMMERCIAL

HELEN HOCKMAN
VOLUME 430, PAGE 74
0.1482-ACRES
CURRENT USE: FARM/AG LAND
CURRENT ZONING: N/A MCKINNEY ETJ

LOT 1, BLOCK A
HURST ADDITION
20.18-ACRES
VOLUME 2017, PAGE 393
CURRENT USE: FARM/AG LAND
CURRENT ZONING: N/A MCKINNEY ETJ

LOT 2, BLOCK A
HURST ADDITION
1.51-ACRES
VOLUME 2017, PAGE 393

CURRENT USE: SINGLE-FAMILY DETACHED
CURRENT ZONING: N/A MCKINNEY ETJ

TRACT 3

MCKINNEY RANCH LTD
223.68-ACRES
DOCUMENT NO. 20060208000170600
CURRENT LAND USE: AGRICULTURAL/UNDEVELOPED
CURRENT ZONING: PD-PLANNED DEVELOPMENT

N=7,150,994.32
E=2,525,734.74

N=7,151,646.14
E=2,524,865.42

N=7,151,296.64
E=2,524,869.84

Line Table		
Line #	Length	Direction
L1	22.38	N33°16'49"W
L2	11.98	N77°42'10"W
L3	71.17	S61°36'59"W
L4	87.05	S4°37'42"W
L5	85.74	S80°45'38"W
L6	35.63	S28°33'04"W
L7	152.13	S1°46'07"W
L8	63.53	S39°45'38"W
L9	57.32	S55°43'08"W
L10	66.63	S52°51'14"W
L11	31.13	N59°32'01"W
L12	73.87	N31°18'50"E
L13	20.86	N7°52'32"W
L14	32.83	N61°18'38"W
L15	43.53	S33°25'58"W
L16	29.36	S49°40'54"W
L17	21.97	S87°20'58"W
L18	33.92	N12°38'08"W
L19	24.79	N25°39'49"W
L20	44.14	N12°30'02"W
L21	26.82	N9°42'24"E

Line Table		
Line #	Length	Direction
L22	30.68	N36°49'09"E
L23	42.90	N1°10'48"W
L24	42.86	N79°53'23"W
L25	21.43	S73°08'59"W
L26	24.84	S4°05'23"W
L27	28.85	S23°41'03"E
L28	59.40	S7°11'17"W
L29	18.22	S35°37'44"W
L30	23.96	S81°45'02"W
L31	15.41	N65°16'20"W
L32	15.38	N12°02'58"W
L33	10.55	N30°09'50"E
L34	15.95	N14°55'22"E
L35	18.05	N26°10'41"W
L36	21.33	N59°39'55"W
L37	68.66	N13°26'01"E
L38	16.59	N7°34'20"W
L39	12.87	N48°18'32"W
L40	2.10	N1°56'30"E
L41	41.17	N5°18'31"W

COLLIN COUNTY
34.25-ACRES
VOLUME 991, PAGE 504
CURRENT USE: FARM/AG LAND
CURRENT ZONING: N/A MCKINNEY ETJ

COUNTY ROAD 166
(VARIABLE WIDTH RIGHT-OF-WAY)

N00°14'42.1"W 312.54

121'

119'

S00°17'13"E 238.27

NO	DATE	BY	CKD	APPR	COMMENT

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Texas.

Print Name: _____

Date _____ License # _____

PRELIMINARY

STATE PROJECT NO. _____

PERMIT SUBMITTAL

CITY PROJECT NO. _____

DRAWN BY

DESIGNED BY

CHECKED BY

PROJECT NO. _____



ZONING EXHIBIT

SPIRITUAL CENTER OF INDIA HERITAGE FOUNDATION
MCKINNEY TEMPLE
CONCEPTUAL

7082 COUNTY ROAD 166, MCKINNEY, TEXAS

SHEET

1 of 2