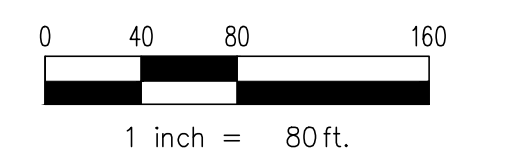
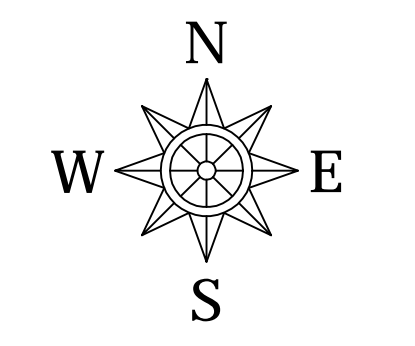
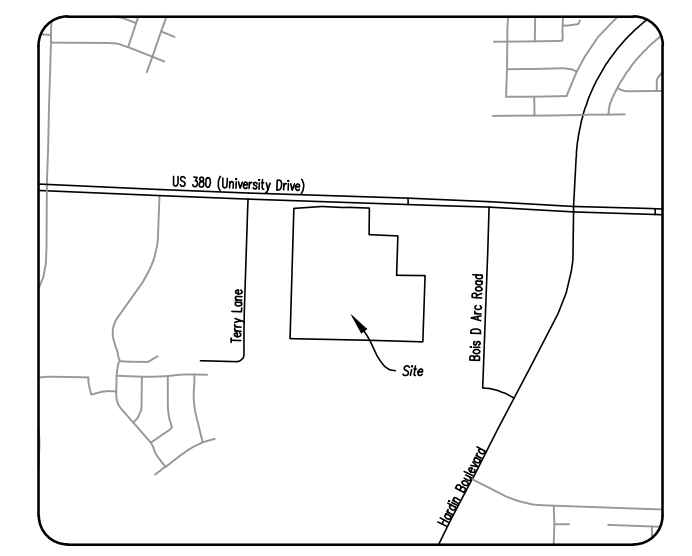


Existing Zoning: Agriculture
Future Land Use: Commercial Center

MCKINNEY 380 TD2 LLC & HAROLD R LEWIS
Doc. No. 202300040087
DRCCCT

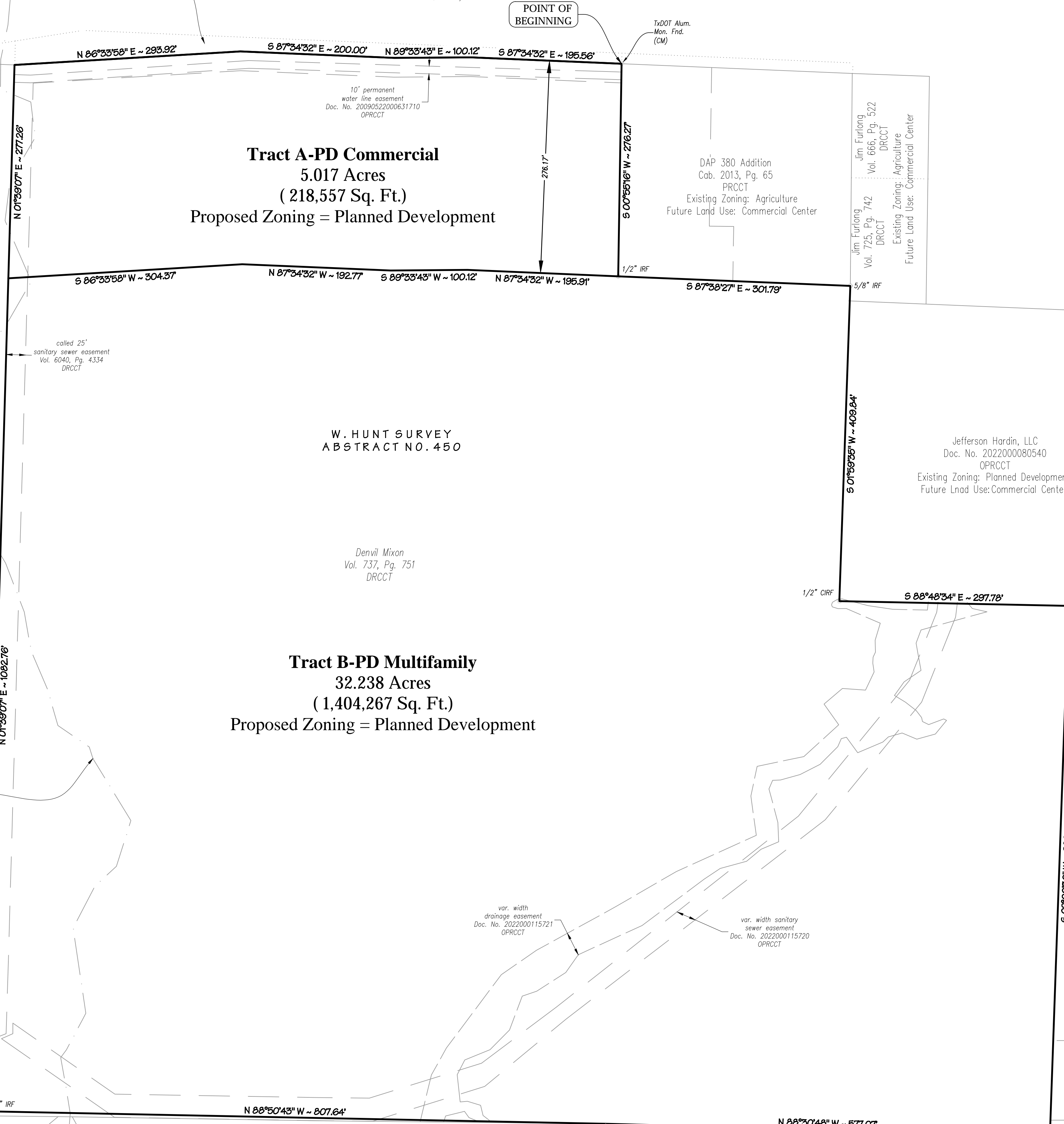
Hardin-380 McKinney, LP
Doc. No. 20180202000139820
DRCCCT

Existing Zoning: Agriculture
Future Land Use: Commercial Center



State of Texas
Vol. 3408, Pg. 495
DRCCCT

U.S. HIGHWAY 380
variable width public ROW
(University Drive)



METES AND BOUNDS DESCRIPTION

BEGINNING a tract of land situated in the W. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being part of a tract conveyed to Devil Mixon by deed recorded in Volume 737, Page 751 of the Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

TRACT A:

BEGINNING at a TxDOT aluminum monument found on the south line of U.S. Highway 380, a variable width public right-of-way (also known as University Drive), for the northwest corner of DAP 380 Addition, recorded in Cabinet 2013, Page 65, Plat Records, Collin County, Texas (PRCCT);

THENCE S 00°55'16" W, 276.27 feet along the common line thereof to a 1/2" iron rod found, also being on the north line of Tract B, Block 1;

THENCE along the north line of the Tract B, Block 1:

N 87°34'32" W, 195.91 feet;
 S 89°33'43" W, 100.12 feet;
 N 87°34'32" W, 192.77 feet;
 S 86°33'58" W, 304.37 feet to a point on the east line of a tract conveyed to Darrell and Karen Lewis, recorded in Volume 4326, Page 3493, Deed Records, Collin County, Texas (DRCCCT);

THENCE N 01°39'07" E, 277.26 feet along the common line thereof to a point on the south line of said highway;

THENCE along the south line thereof, the following

N 86°33'58" E, 293.92 feet;
 S 87°34'32" E, 200.00 feet;
 N 89°33'43" E, 100.12 feet;
 S 87°34'32" E, 195.56 feet to the POINT OF BEGINNING with the subject tract containing 218,557 square feet or 5.017 acres of land.

TRACT B

BEGINNING at 1/2" iron rod found at the southeast corner of a tract conveyed to Laurel and David Glowicki, recorded in Volume 4622, Page 639 Deed Records, Collin County, Texas (DRCCCT);

THENCE N 01°39'07" E, 1082.76 feet along the common line thereof, and of two tracts conveyed to Darrell and Karen Lewis, recorded in Volume 5118, Page 5260, and in Volume 4326, Page 3493 DRCCCT, to a point at the southwest corner of Tract A, Block 1;

THENCE along the south line of Tract A, Block 1, the following:

N 86°33'58" E, 304.37 feet;
 S 87°34'32" E, 192.77 feet;
 N 89°33'43" E, 100.12 feet;
 S 87°34'32" E, 195.91 feet to a 1/2" iron rod found at the southwest corner of DAP 380 Addition, recorded in Cabinet 2013, Page 65, Plat Records, Collin County, Texas (PRCCT);

THENCE S 87°38'27" E, 301.79 feet along the common line thereof to a 5/8" iron rod found on the west line of 79 feet continuing along the common line thereof to a 5/8" iron rod found on the west line of a tract conveyed to Jim Furlong, recorded in Volume 725, Page 742 DRCCCT;

THENCE S 01°59'35" W, 409.84 feet along the common line thereof, and of a tract conveyed to Jefferson Hardin, LLC, recorded in Document No. 202200080540, Official Public Records, Collin County, Texas (OPRCCT), to a 1/2" iron rod with plastic cap found;

THENCE S 88°48'34" E, 297.78 feet continuing along the common line thereof to a 1/2" iron rod found;

THENCE S 02°00'30" W, 688.33 feet continuing along the common line thereof and of a tract conveyed to Uyen Ann Nguyen, recorded in Document No. 20180123000089630 (OPRCCT), and of a tract of unknown ownership, to a point on the north line of Hardin Village Phase 1, an addition recorded in Cabinet 2016, Page 867 PRCCT;

THENCE N 88°30'48" W, 577.07 feet along the north line thereof to a point from which an "X" found in concrete for the intersection of the centerlines of Angelina Drive, and Canadian Lane, created by said plot of Hardin Village Phase 1, bears S 57°38'03" W, 314.64 feet;

THENCE N 88°50'43" W, 807.64 feet to the POINT OF BEGINNING with the subject tract containing 1,404,267 square feet or 32.238 acres of land.

Zoning Exhibit

MIXON HWY 380
LOT A & B, BLOCK 1
37.255 ACRES OR 1,622,824 SQUARE FEET
OUT OF THE
W. HUNT SURVEY ~ ABSTRACT NO. 450, TRACT #38
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

PROJECT NO. _____

OWNER / APPLICANT
 Standridge Companies
 15640 Quorum Dr
 Addison, TX 75001
 Telephone: (214) 957-1721
 Contact: Stanton Standridge

ENGINEER / SURVEYOR
 Spars Engineering, Inc.
 501 W. President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0077
 TBPELS No. F-2121 And No. F-10043100
 Contact: Mike Martinie

Drawn: G:\2024\000124-04 Mixon Hwy380\DWG\Submittal\Job\Document\Map_Seed By: Chrisd Saw Date: 1/19/2024 8:38:37 AM
 Plotted by: chrisd Saw Date: 1/19/2024 11:54 AM