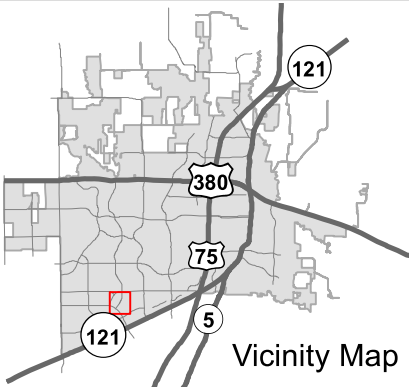
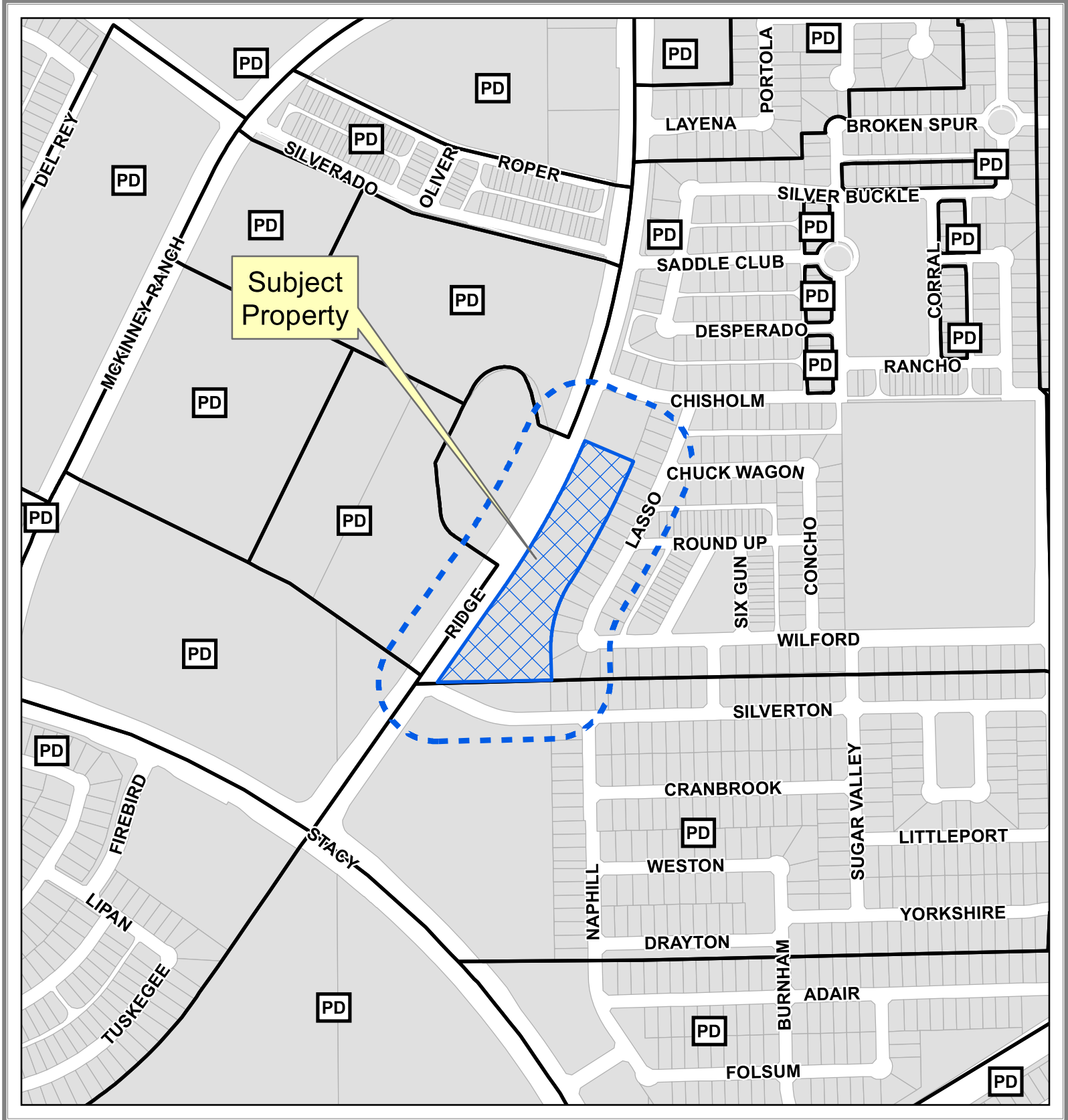
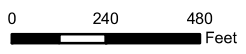


EXHIBIT A



Property Owner Notification Map

ZONE2019-0023



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

EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF THE OLIVER HEDGE COX SURVEY, ABSTRACT NO. 392 IN THE CITY OF MCKINNEY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO TFI MCKINNEY LAND LLC AS DESCRIBED IN DEED AND COUNTY CLERKS FILE NO. 20140305000201870 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF CHISOLM TRAIL, SAID POINT BEING THE NORTHEASTERLY CORNER OF A 1.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE GAI GROUP, LLC, AS RECORDED UNDER CCF NO 20130606000780660,, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF SADDLE CREEK AT MCKINNEY RANCH PHASE 1, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS RECORDED UNDER COUNTY CLERKS FILE NUMBER 2006 AT PAGE 152 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3360.00 FEET WITH A CENTRAL ANGLE OF 03° 53' 57" AND A CHORD BEARING SOUTH 21° 10' 28" WEST AT A DISTANCE OF 288.29 FEET ;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 228.81 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3360.00 FEET WITH A CENTRAL ANGLE OF 08° 55' 11" AND A CHORD BEARING SOUTH 27° 34' 53" WEST AT A DISTANCE OF 522.55 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE WEST LINE OF SADDLE CREEK AT MCKINNEY RANCH, PHASE 2, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS AS RECORDED UNDER COUNTY CLERKS FILE NUMBER 2008 AT PAGE 28 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, FOR AN ARC DISTANCE OF 523.08 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET WITH A CENTRAL ANGLE OF 33° 08' 58" AND A CHORD BEARING SOUTH 15° 27' 59" WEST AT A DISTANCE OF 271.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG THE WEST LINE OF SAID SADDLE CREEK AT MCKINNEY RANCH PHASE 2 FOR AN ARC DISTANCE OF 274.82 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01° 06' 30" EAST (BASIS OF BEARINGS PER DEED RECORDED UNDER COUNTY CLERKS FILE NUMBER 20140305000201870 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS) AND CONTINUING ALONG THE WEST LINE OF SAID SADDLE CREEK AT MCKINNEY RANCH, PHASE 2 FOR A DISTANCE OF 110.56 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 20 OF SAID SADDLE CREEK AT MCKINNEY RANCH PHASE 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A 19.99 ACRE TRACT OF LAND CONVEYED TO COLLIN INVESTMENTS, LTD., BY DEED RECORDED IN COUNTY CLERKS FILE NUMBER 2002-0115377 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS;

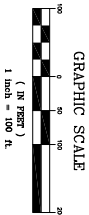
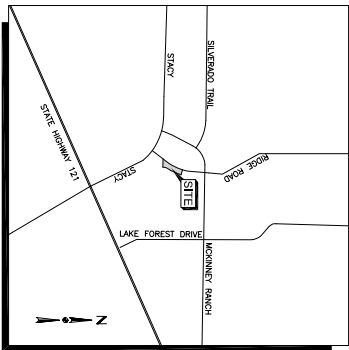
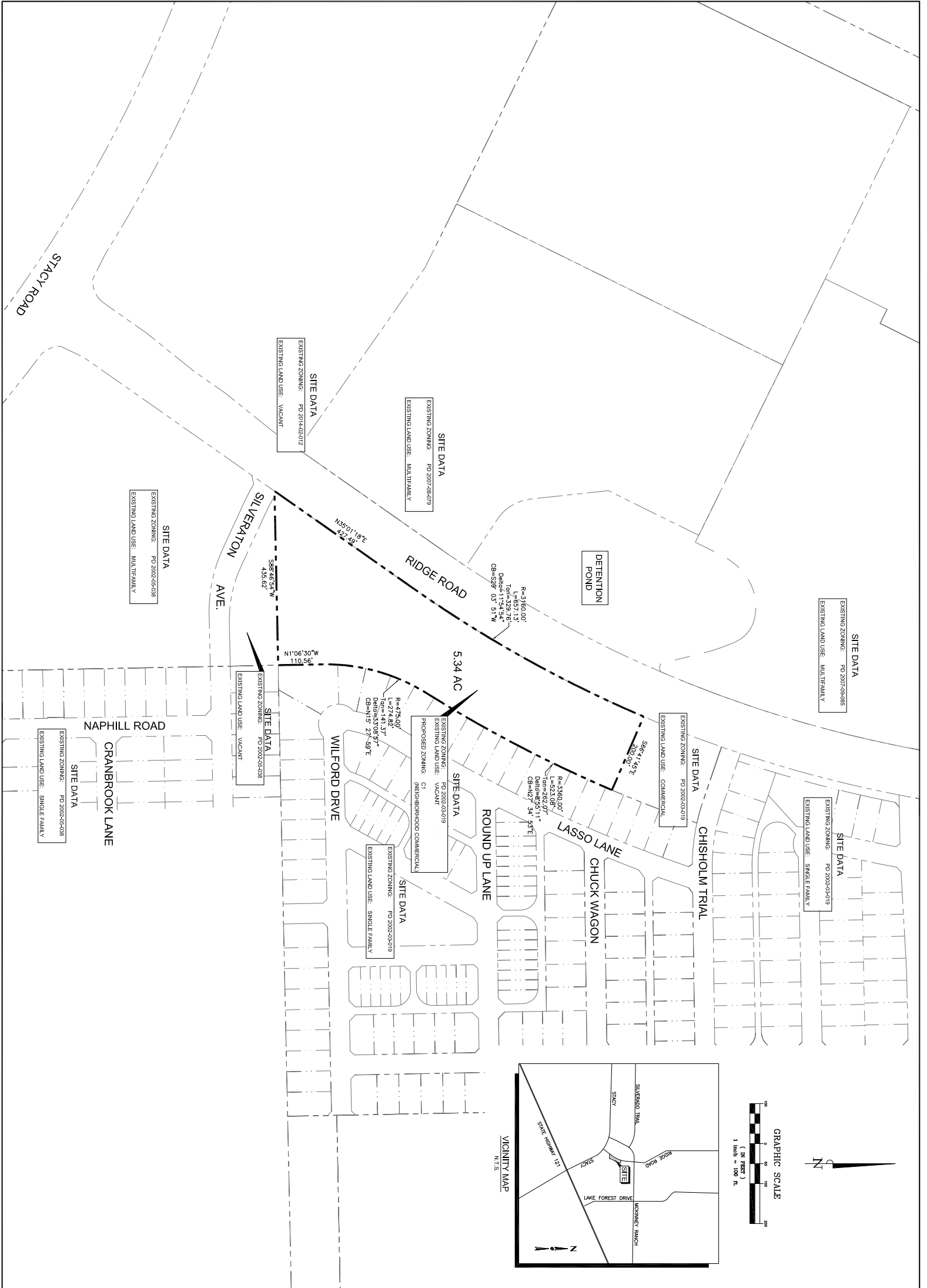
THENCE SOUTH 88° 46' 54" WEST AND FOLLOWING ALONG THE NORTH LINE OF SAID 19.99 ACRE TRACT, FOR A DISTANCE OF 435.62 FEET TO A POINT FOR CORNER IN THE AFORESAID PROPOSED WEST RIGHT OF WAY LINE OF RIDGE ROAD (120 FOOT RIGHT OF WAY):

THENCE NORTH 35° 01' 18" EAST AND FOLLOWING ALONG THE EAST RIGHT OF WAY LINE OF SAID RIDGE ROAD FOR A DISTANCE OF 427.49 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING RADIUS OF 3160.00 FEET WITH A CENTRAL ANGLE OF 11° 54' 53" AND A CHORD BEARING NORTH 29° 03' 51" EAST AT A DISTANCE OF 655.96 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF SAID RIDGE ROAD FOR AN ARC DISTANCE OF 657.13 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF THE AFORESAID 1.000 ACRE TRACT OF THE GAI GROUP, L.L.C.;

THENCE SOUTH 66° 41' 45" EAST AND FOLLOWING ALONG THE SOUTHLINE OF SAID 1.000 ACRE TRACT OF THE GAI GROUP, LLC FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.3351 ACRES OF LAND, MORE OR LESS.

EXHIBIT C



Scale: SEE GRAPHIC SCALE
Designed by: CDR
Drawn by: CDR
Checked by: RDG
Date: 3/28/2019
Project No.: 02151-001

ZONING EXHIBIT

RIDGE ROAD COMMERCIAL ZONING

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

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