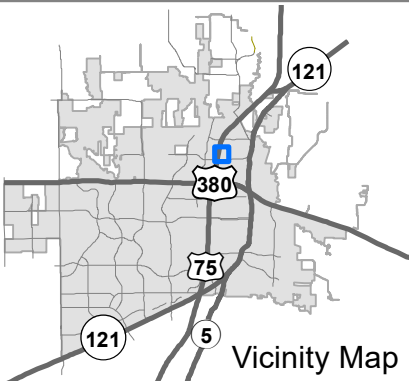
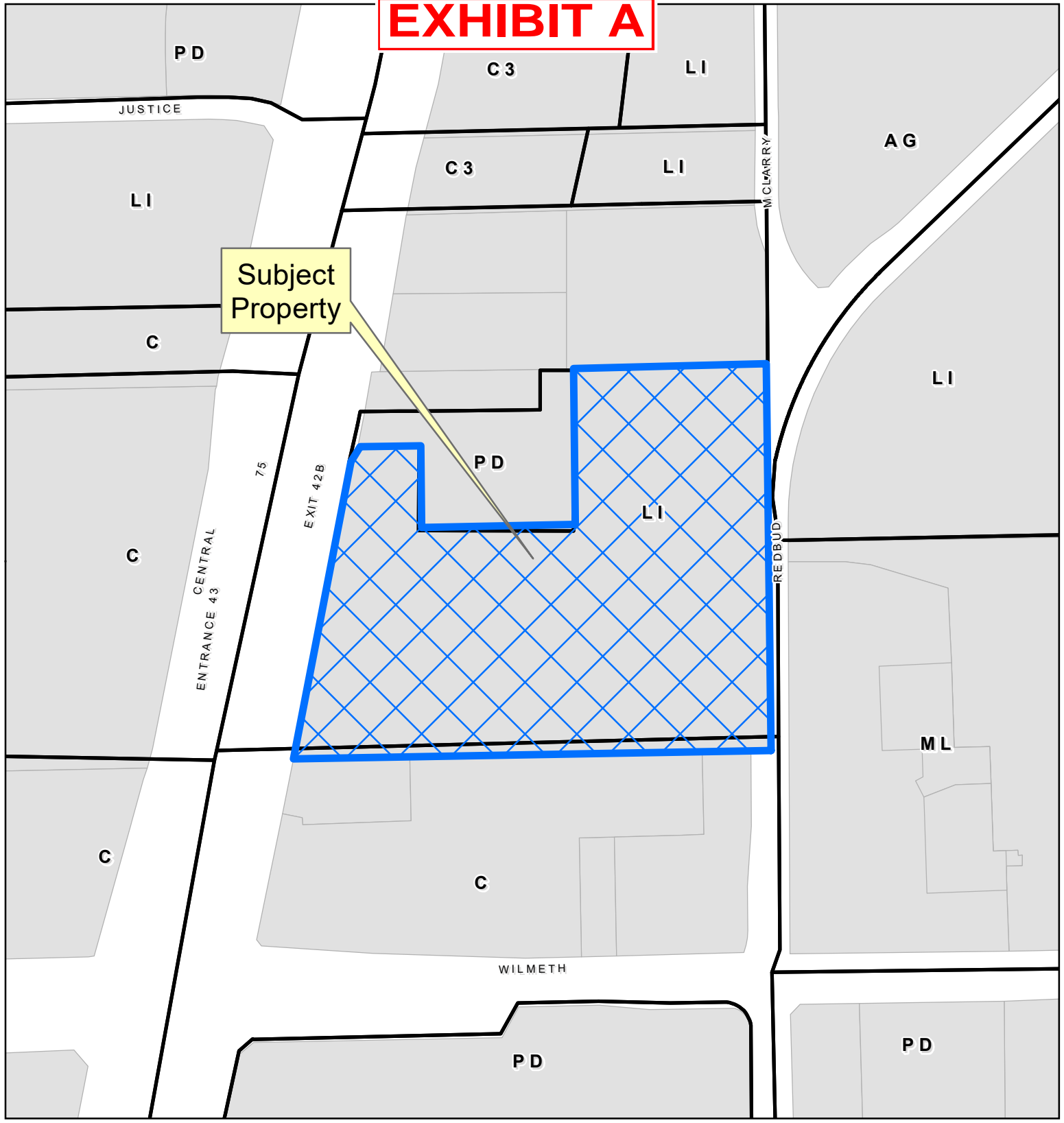
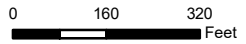


EXHIBIT A



Location Map

22-0062Z



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

19.628 ACRES

Thomas J. McDonald Survey, Abstract No. 576
City of McKinney, Collin County, Texas

DESCRIPTION, of a 19.628-acre (855,014-square-foot) tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576, City of McKinney, Collin County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to Abigail G. Kampmann, et al recorded in Instrument No. 20150813001014240 of the Official Public Records of Collin County, Texas; said 19.628-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a point for corner in the centerline of Redbud Boulevard (a variable-width public right-of-way); said point being the southeast corner of said Kampmann tract;

THENCE, South 88 degrees 43 minutes 40 seconds West, departing the said centerline of Redbud Boulevard and with the south line of said Kampmann tract, the north line of Lot 2, Block A, QT 963 Addition, an addition to the City of McKinney according to the plat recorded in Cabinet 2013, Page 179 of the Plat Records of Collin County, Texas, and the north lines of Lots 1R and 3, Block A, Record Plat QT 963 Addition according to the plat recorded in Cabinet 2013, Page 310 of said Plat Records, at a distance of 49.53 feet passing a 5/8-inch iron rod with illegible cap found for the northeast corner of said Lot 2, Block A and the northeast corner of said Lot 1R, Block A, at a distance of 894.55 feet passing a 5/8-inch iron rod with "RPLS 5199" cap found for the northwest corner of said Lot 1R, Block A and the northeast corner of said Lot 3, Block A, continuing for a total distance of 1,184.48 feet to an "X" cut in concrete found for corner in the east right-of-way line of U.S. Highway No. 75 (a variable-width public right-of-way); said point being the southwest corner of said Kampmann tract and the northwest corner of said Lot 3, Block A;

THENCE, North 11 degrees 34 minutes 26 seconds East, with the said east right-of-way line of U.S. Highway No. 75 and the west line of said Kampmann tract, a distance of 768.66 feet to a 3-inch aluminum disk found in a southeast line of Lot 1, Block A, TSC-McKinney Addition, an addition to the City of McKinney according to the plat recorded in Cabinet O, Page 330 of said Plat Records;

THENCE, North 32 degrees 15 minutes 51 seconds East, with the northwest line of said Kampmann tract and the said southeast line of Lot 1, Block A, a distance of 17.91 feet to a 5/8-inch iron rod found for corner; said point being a northwest corner of said Kampmann tract and an internal corner of said Lot 1, Block A;

THENCE, North 88 degrees 40 minutes 47 seconds East, with a north line of said Kampmann tract and a south line of said Lot 1, Block A, a distance of 151.39 feet to a 5/8-inch iron rod found for corner; said point being a northeast corner of said Kampmann tract and an interior corner of said Lot 1, Block A;

THENCE, South 01 degrees 12 minutes 07 seconds East, with an east line of said Kampmann tract and a west line of said Lot 1, Block A, a distance of 204.00 feet to an "X" cut in concrete found for corner; said point being an interior corner of said Kampmann tract and the southernmost southwest corner of said Lot 1, Block A;

EXHIBIT B

19.628 ACRES

(continued)

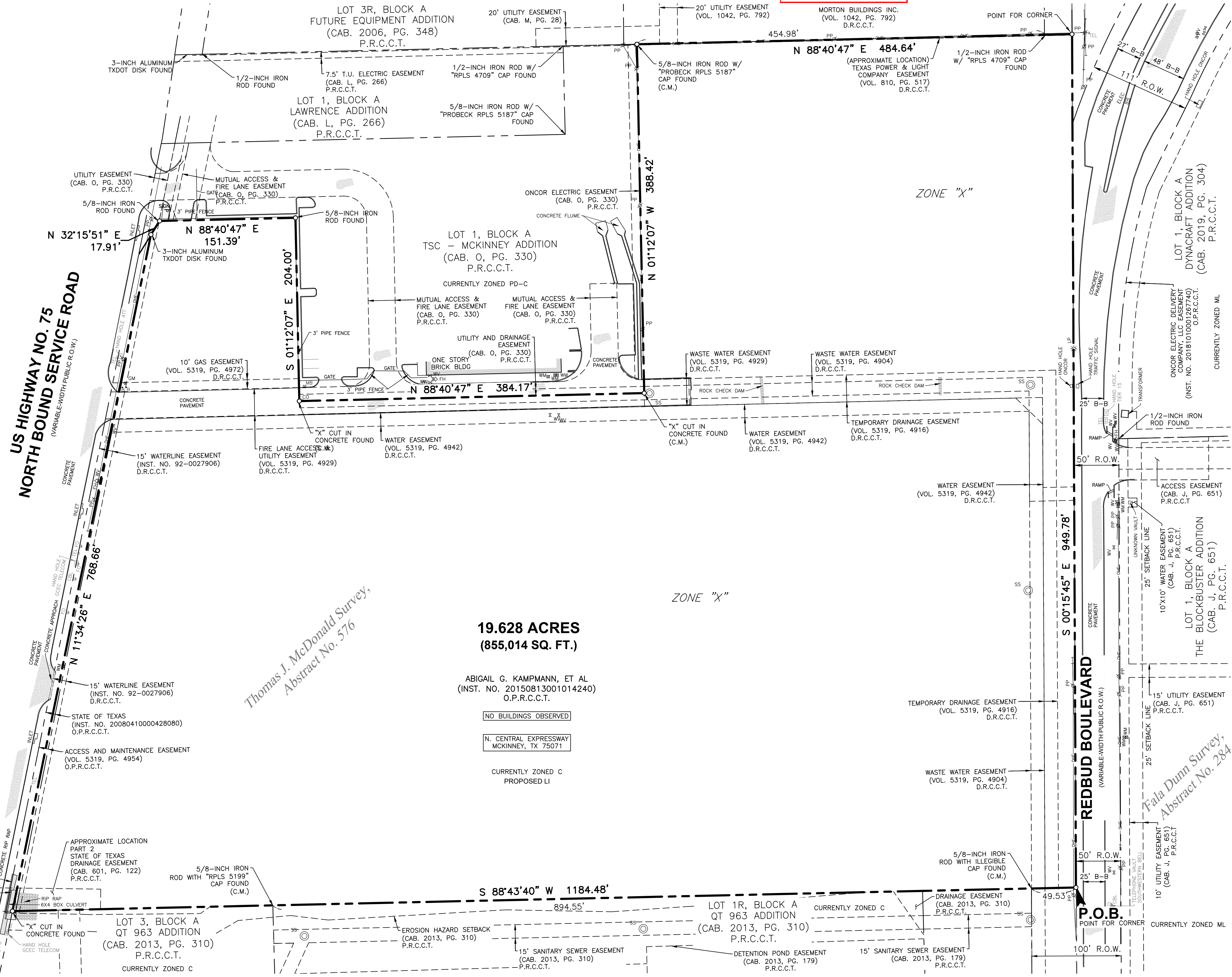
THENCE, North 88 degrees 40 minutes 47 seconds East, with a north line of said Kampmann tract and the south line of said Lot 1, Block A, a distance of 384.17 feet to an "X" cut in concrete found for corner; said point being an interior corner of said Kampmann tract and the southeast corner of said Lot 1, Block A;

THENCE, North 01 degrees 12 minutes 07 seconds West, with a west line of said Kampmann tract and the east line of said Lot 1, Block A, a distance of 388.42 feet to a 5/8-inch iron rod with "PROBECK RPLS 5187" cap found in the south line of that certain tract of land described in Deed to Morton Buildings, Inc. recorded in Volume 1042, Page 792 of the Deed Records of Collin County, Texas; said point being the northernmost northwest corner of said Kampmann tract and the northeast corner of said Lot 1, Block A;

THENCE, North 88 degrees 40 minutes 47 seconds East, with the northernmost north line of said Kampmann tract and the south line of said Morton Buildings tract, at a distance of 454.98 feet passing a 1/2-inch iron rod with "RPLS 4709" cap found for the southeast corner of said Morton Buildings tract, continuing for a total distance of 484.64 feet to a point for corner in the said centerline of Redbud Boulevard;

THENCE, South 00 degrees 15 minutes 45 seconds East, with the said centerline of Redbud Boulevard and the east line of said Kampmann tract, a distance of 949.78 feet to the POINT OF BEGINNING and containing 19.628 acres or 855,014 square feet of land, more or less.

EXHIBIT C



19.628 ACRES
(855,014 SQ. FT.)

ABIGAIL G. KAMPMANN, ET AL
(INST. NO. 20150813001014240)
O.P.R.C.C.T.

NO BUILDINGS OBSERVED

N. CENTRAL EXPRESSWAY
MCKINNEY, TX 75071

CURRENTLY ZONED C
PROPOSED LI

LEGEND

● CBL	U/G CABLE MARKER	(C.M.)	CONTROLLING MONUMENT
● FO	U/G FIBER OPTIC MARKER	CAB.	CABINET
● B	BOLLARD	INST.	INSTRUMENT
● TL	U/G TELEPHONE MARKER	NO.	NUMBER
● CO	CLEAN OUT	PG.	PAGE
⊠ ELEC	ELECTRIC HANDHOLE	P.O.B.	POINT OF BEGINNING
⊠ FH	FIRE HYDRANT	VOL.	VOLUME
⊠ GW	GUY WIRE	D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
⊠ ICV	IRRI CONTROL VALVE	O.P.R.C.C.T.	OFFICIAL PUBLIC RECORD OF COLLIN COUNTY, TEXAS
⊠ LP	LIGHT POLE	P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
⊠ MB	MAILBOX	---	PROPERTY LINE
⊠ G	U/G GAS LINE MARKER	---	EASEMENT LINE
⊠ PP	POWER POLE		
⊠ S	SIGN		
⊠ SS	SANITARY SEWER MANHOLE		
⊠ SD	STORM DRAIN MANHOLE		
⊠ TEL	TELEPHONE PEDESTAL		
⊠ TEL	TELEPHONE HANDHOLE		
⊠ TEL	TELEPHONE MANHOLE		
⊠ TV	U/G CABLE TV MARKER		
⊠ TV	CABLE TV PEDESTAL		
⊠ V	VAULT (TYPE UNKNOWN)		
⊠ WTR	U/G WATER LINE MARKER		
⊠ WM	WATER METER		
⊠ WTR	WATER MANHOLE		
⊠ VLT	WATER VAULT		
⊠ WV	WATER VALVE		

VICINITY MAP
(NOT TO SCALE)

SCALE: 1" = 30'

- GENERAL NOTES:**
- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00015271. Distances and areas shown are surface values in U.S. Survey Feet.
 - The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0260K with Map Revised June 7, 2017.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
 - The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
 - Fences depicted hereon are based on locations measured in the field; the dimensioned ties shown are at those particular locations labeled only, the fence lines may meander between said measured locations.

ZONING EXHIBIT
19.628 ACRES
BEING SITUATED IN THE
THOMAS J. McDONALD SURVEY, ABSTRACT NO. 576
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
JULY 8, 2022

<p>OWNER</p> <p>LGE TEXAS, LLC 4925 Greenville Ave, Suite 350 Dallas, Texas 75206 Contact: Mr. Kyle Coker</p>	<p>DEVELOPER</p> <p>CREATION EQUITY 4925 Greenville Ave, Suite 350 Dallas, Texas 75206 Contact: Mr. Taylor Mitcham</p>	<p>SURVEYOR</p> <p>BGE, Inc. 2595 Dallas Parkway, Suite 101, Frisco, TX 75034 Tel: 972-464-4800 • www.bgeinc.com TBPELS Registration No. 10193953</p> <p style="text-align: right; font-size: small;">Copyright 2022 Contact: Mark Peace, R.P.L.S. Telephone: 972-464-4884 • Email: mpeace@bgeinc.com</p>
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