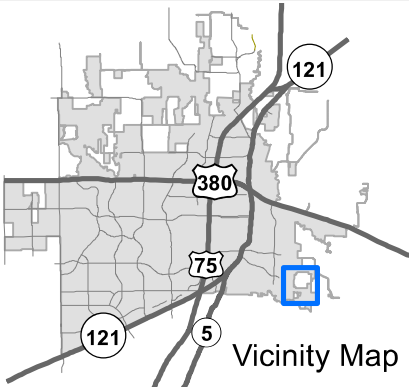
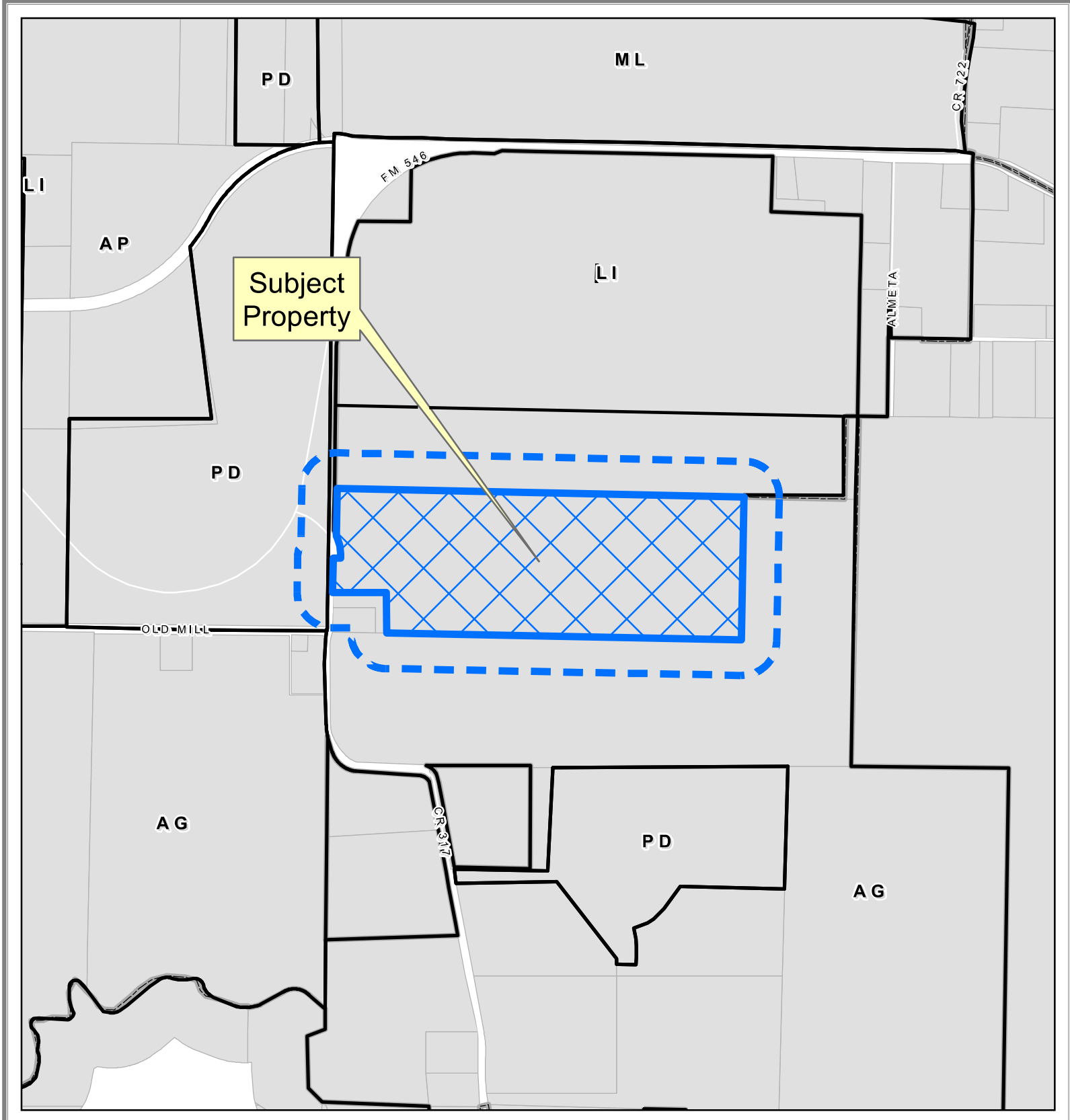
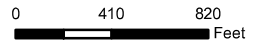


EXHIBIT A



Property Owner Notification Map

ZONE2021-0087



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

BEING a tract of land situated within the Richard H. Lock Survey, Abstract No. 517, Collin County, Texas, same being a remainder tract of land described by deed to Randy Dean Pierson as recorded in Document Number 20190913001129180, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey Feet displayed in surface values).

BEGINNING at a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the northwest corner of the said Randy Dean Pierson remainder tract and having a U.S. State Plane NAD83, Texas North Central (4202) Grid coordinate with a value of Northing: 7110955.05' and Easting: 2554098.32' and being in the east right-of-way line of County Road 317 (a variable width right-of-way);

THENCE South 88°43'53" East, passing at a distance of 8.45 feet the southwest corner of a tract of land as described deed to Brenda Reaves Sanders and Jerry R. Rutledge as recorded in Document Number 20180206000152710, D.R.C.C.T., and now continuing with the common line between the said Randy Dean Pierson remainder tract and the said Brenda Reaves Sanders tract, a distance of 2597.64 feet to a found 1/2-inch capped iron rod marked "SARTIN RPLS 3694" (CIRF) for the northeast corner of the said Randy Dean Pierson remainder tract and for the northwest corner of a tract of land as described by deed to Town of Fairview as recorded in Document Number 2002-0082869, D.R.C.C.T., also U.S. State Plane NAD83, Texas North Central (4202) Grid coordinate with a value of Northing: 7110897.56' and Easting: 2556694.98', from which a CIRF for the northeast corner of the said Town of Fairview tract bears South 88°43'53" East, a distance of 710.78 feet;

THENCE South 01°04'40" West, with the common line between the said Randy Dean Pierson remainder tract and the said Town of Fairview tract, a distance of 939.04 feet to an IRS for the southeast corner of the said Randy Dean Pierson tract and for a re-entrant corner of the said Town of Fairview tract;

THENCE North 88°59'17" West, continuing with the said common line, a distance of 2252.30 feet to a found 3/8-inch iron rod for the southwest corner of the said Randy Dean Pierson remainder tract, same for the southeast corner of a tract of land as described by deed to Harold Don Pressnell as recorded in Volume 4331, Page 449, D.R.C.C.T., from which a found 1/2-inch iron rod for the southwest corner of the said Harold Don Pressnell tract bears North 88°59'17" West, a distance of 69.60 feet;

THENCE North 00°45'05" East, departing the said common line, and with the common line between the said Randy Dean Pierson remainder tract and the said Harold Don Pressnell tract, a distance of 255.90 feet to a found 1/2-inch iron rod for a re-entrant corner of the said Randy Dean Pierson remainder tract, same being the northeast corner of the said Harold Don Pressnell tract;

THENCE North 88°36'58" West, continuing with the said common line, a distance of 339.92 feet to a found RR Spike in asphalt for the southwest corner of the said Randy Dean Pierson remainder tract, same being the northwest corner of the said Harold Don Pressnell tract and being in the aforementioned east right-of-way, from which a found RR Spike for the southwest corner of the said Harold Don Pressnell tract bears South 00°45'05" West, a distance of 95.03 feet;

EXHIBIT B

THENCE with the common line between the said Randy Dean Pierson remainder tract and the said east right-of-way line the following courses and distances:

North 00°45'05" East, a distance of 247.08 feet to an IRS;

South 89°35'20" East, a distance of 47.70 feet to a found Texas Department of Transportation brass disk monument in concrete;

Along a curve to the left having a central angle of 29°55'29", a radius of 350.00 feet, an arc length of 182.80 feet, and a chord which bears North 14°33'06" West, a distance of 180.73 feet an IRS;

North 00°45'05" East, a distance of 270.91 feet to the **POINT OF BEGINNING** and **CONTAINING** 2,358,865 square feet or 54.152 acres of land more or less.

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

The Property shall develop in accordance with Section 146-114 (“LI – Light Industrial district”), as amended from time to time, with the following additional permitted uses:

- a. Rock, concrete and construction materials recycling center;
- b. Dirt and topsoil storage;
- c. Pug mill operations and soil stabilization material production; and
- d. Ancillary uses directly related to any of the above, including but not limited to, outdoor storage of goods and construction materials and operation of a contractor’s yard.

As a condition to the issuance of a certificate of occupancy for any structures on the Property, a six (6) foot high berm shall be constructed adjacent to the southernmost property line of the Property on which eastern red cedars shall be planted on forty (40) foot centers.