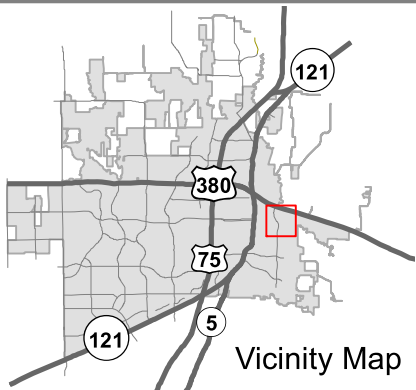
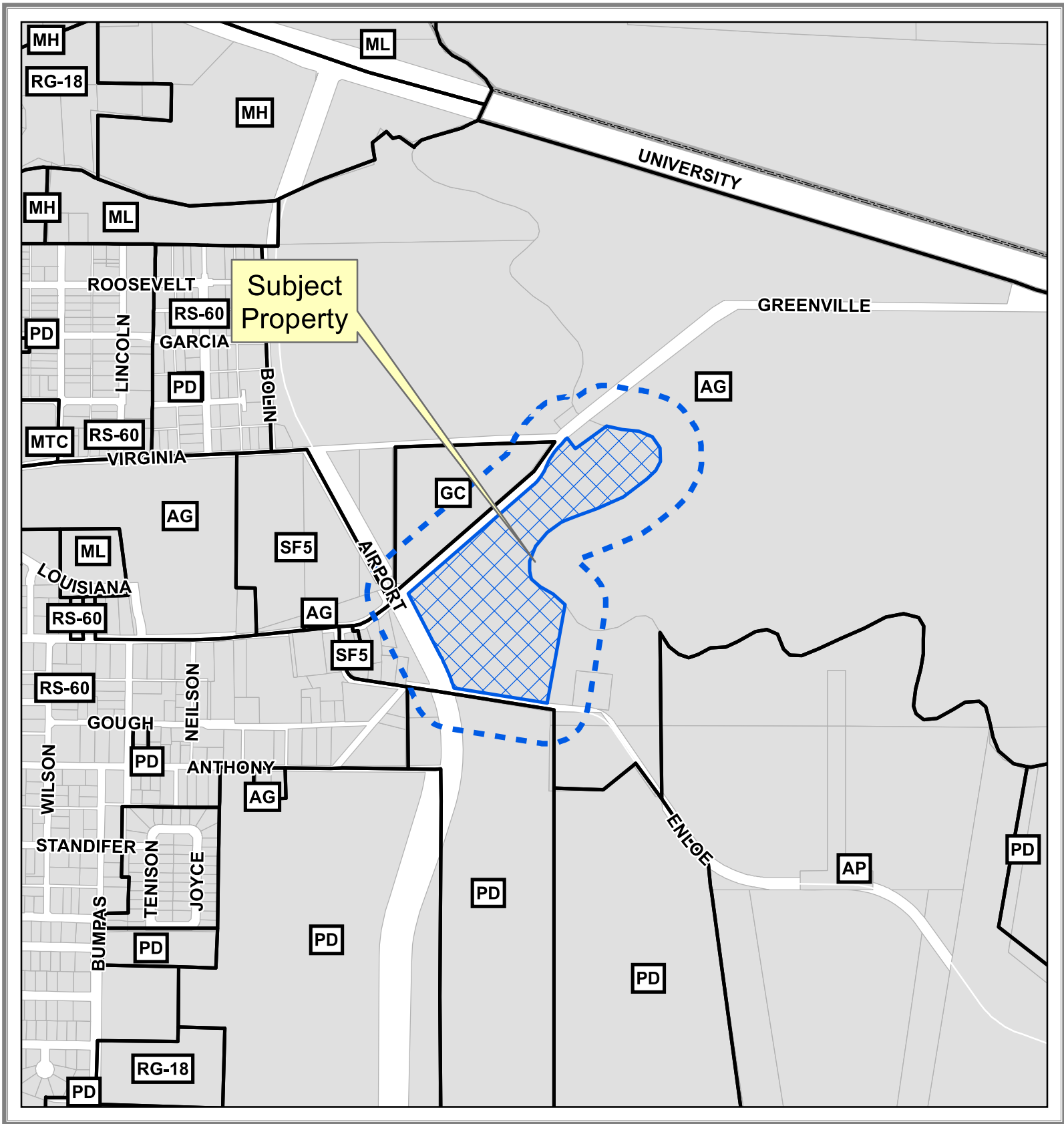


EXHIBIT A



Property Owner Notification Map

19-0100Z

----- 200' Buffer



0 350 700 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

19.793 Acres
Brad Douglas and Kimberly Douglas
William Davis Survey, Abstract No. 248
City of McKinney
Collin County, Texas

SITUATED in the City of McKinney, in the William Davis Survey, Abstract No. 248 of Collin County, Texas and being all of that certain called 19.79 acre tract of land described in a General Warranty Deed to Brad Douglas and wife, Kimberly Douglas, dated May 10, 2007 and recorded in Document No. 20070511000642650, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at the intersection of the east right-of-way line of S. Airport Drive (120' wide right-of-way) and the south right-of-way line of E. Greenville Street (unknown right-of-way width and no longer open to the public), for the northwest corner of the above described 19.79 acre Douglas tract;

THENCE: North 49 deg. 45 min. 25 sec. East, departing from said S. Airport Drive, along the common line of said 19.79 acre tract and E. Greenville Street, a distance of 989.60 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "Geer 4117", found for an angle corner;

THENCE: North 30 deg. 44 min. 14 sec. East, continuing along said common line, a distance of 249.80 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "Geer 4117", found for corner on the southwest line of that certain called 0.233 acre tract of land described in a deed to Perry N. Bolin, Jerry D. Bolin and Kathy Bolin Hallman, recorded in Volume 1827, Page 863, D.R.C.C.T.;

THENCE: South 52 deg. 28 min. 44 sec. East, along the common line of said 19.79 acre Douglas tract and said 0.233 acre Bolin tract, a distance of 34.13 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "Geer 4117", found for an inside ell corner of said 19.79 acre Douglas tract and the southeast corner of said 0.233 acre Bolin tract;

THENCE: North 49 deg. 40 min. 12 sec. East, continuing along said common line, a distance of 168.82 feet to a point for the most northerly corner of said 19.79 acre Douglas tract, in the center of the East Fork of the Trinity River and said point also being on the southwesterly line of that certain called 292.54 acre tract of land described in a deed to the City of McKinney, recorded in Document No. 20131021001442150, D.R.C.C.T.;

THENCE: Along the approximate center of said East Fork of the Trinity River, with the common line of said 19.79 acre Douglas tract and 292.54 acre City of McKinney tract, as follows:

South 63 deg. 33 min. 28 sec. East, a distance of 40.80 feet to a point for corner;
South 84 deg. 52 min. 53 sec. East, a distance of 160.14 feet to a point for corner;

EXHIBIT B

South 74 deg. 25 min. 16 sec. East, a distance of 65.33 feet to a point for corner;
South 63 deg. 30 min. 10 sec. East, a distance of 47.59 feet to a point for corner;
South 45 deg. 12 min. 41 sec. East, a distance of 88.61 feet to a point for corner;
South 07 deg. 42 min. 29 sec. East, a distance of 43.44 feet to a point for corner;
South 18 deg. 47 min. 30 sec. West, a distance of 49.73 feet to a point for corner;
South 37 deg. 18 min. 48 sec. West, a distance of 51.10 feet to a point for corner;
South 46 deg. 08 min. 31 sec. West, a distance of 181.22 feet to a point for corner;
South 61 deg. 12 min. 56 sec. West, a distance of 85.20 feet to a point for corner;
South 73 deg. 09 min. 28 sec. West, a distance of 139.37 feet to a point for corner;
South 69 deg. 05 min. 38 sec. West, a distance of 117.31 feet to a point for corner;
South 60 deg. 24 min. 56 sec. West, a distance of 160.68 feet to a point for corner;
South 41 deg. 35 min. 11 sec. West, a distance of 85.32 feet to a point for corner;
South 24 deg. 30 min. 23 sec. West, a distance of 105.52 feet to a point for corner;
South 06 deg. 07 min. 29 sec. West, a distance of 62.90 feet to a point for corner;
South 15 deg. 04 min. 59 sec. East, a distance of 30.22 feet to a point for corner;
South 62 deg. 18 min. 07 sec. East, a distance of 124.31 feet to a point for corner;
South 41 deg. 10 min. 22 sec. East, a distance of 148.62 feet to a point for the most easterly northeast corner of said 19.79 acre Douglas tract and most southerly southwest corner of said 292.54 acre City of McKinney tract and same being the northwest corner of that certain called 8.117 acre tract of land described as "Tract I" in an Executors' Deed to Joseph V Edmonds, Trustee of the Lavone Edmonds Testamentary Trust, recorded in Volume No. 3957, Page 1080, D.R.C.T.;

THENCE: South 11 deg. 16 min. 57 sec. West, departing from said East Fork of the Trinity River, along the common line of said 19.79 acre Douglas tract and said 8.117 acre Edmonds tract, a distance of 396.72 feet to a point for an angle corner;

THENCE: South 10 deg. 38 min. 35 sec. West, continuing with the common line of said 19.79 acre Douglas tract and said 8.117 acre Edmonds tract, a distance of 171.66 feet to a point in the center of Enloe Road/County Road 722 (Undefined public right-of-way), for the southeast corner of said 19.79 acre Douglas tract, the southwest corner of said 8.117 acre Edmonds tract and same being on the north line of that originally called 135.879 acre tract of land described as "Tract 1" in a deed to Encore Wire Corporation, recorded in Document No. 20130628000905660, D.R.C.C.T.;

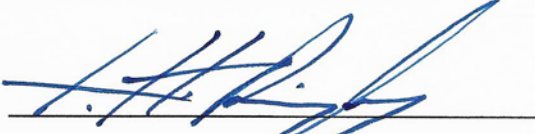
THENCE: North 80 deg. 37 min. 07 sec. West, along and near the center of said Enloe Road and with the common line of said Douglas and Encore Wire tracts, a distance of 508.89 feet to a point on the easterly right-of-way of the above mentioned S. Airport Drive for the southwest corner of said 19.79 acre Douglas Tract and said point being in a non-tangent curve to the left having a radius of 1,060.00 feet, a central angle of 11 deg. 59 min. 17 sec. and a chord that bears North 22 deg. 35 min. 43 sec. West – 221.38 feet;

THENCE: Departing from said Enloe Road, with the east right-of-way line of said S. Airport Drive, the west line of said 19.79 acre Douglas tract and with said curve to the left, an arc distance of 221.78 feet to a point for corner at the end of said curve;

EXHIBIT B

THENCE: North 28 deg. 35 min. 21 sec. West, continuing along the common line of said S. Airport Drive and said 19.79 acre Douglas tract, a distance of 389.16 feet to the POINT OF BEGINNING and containing 862,194 square feet or 19.793 acres of land.

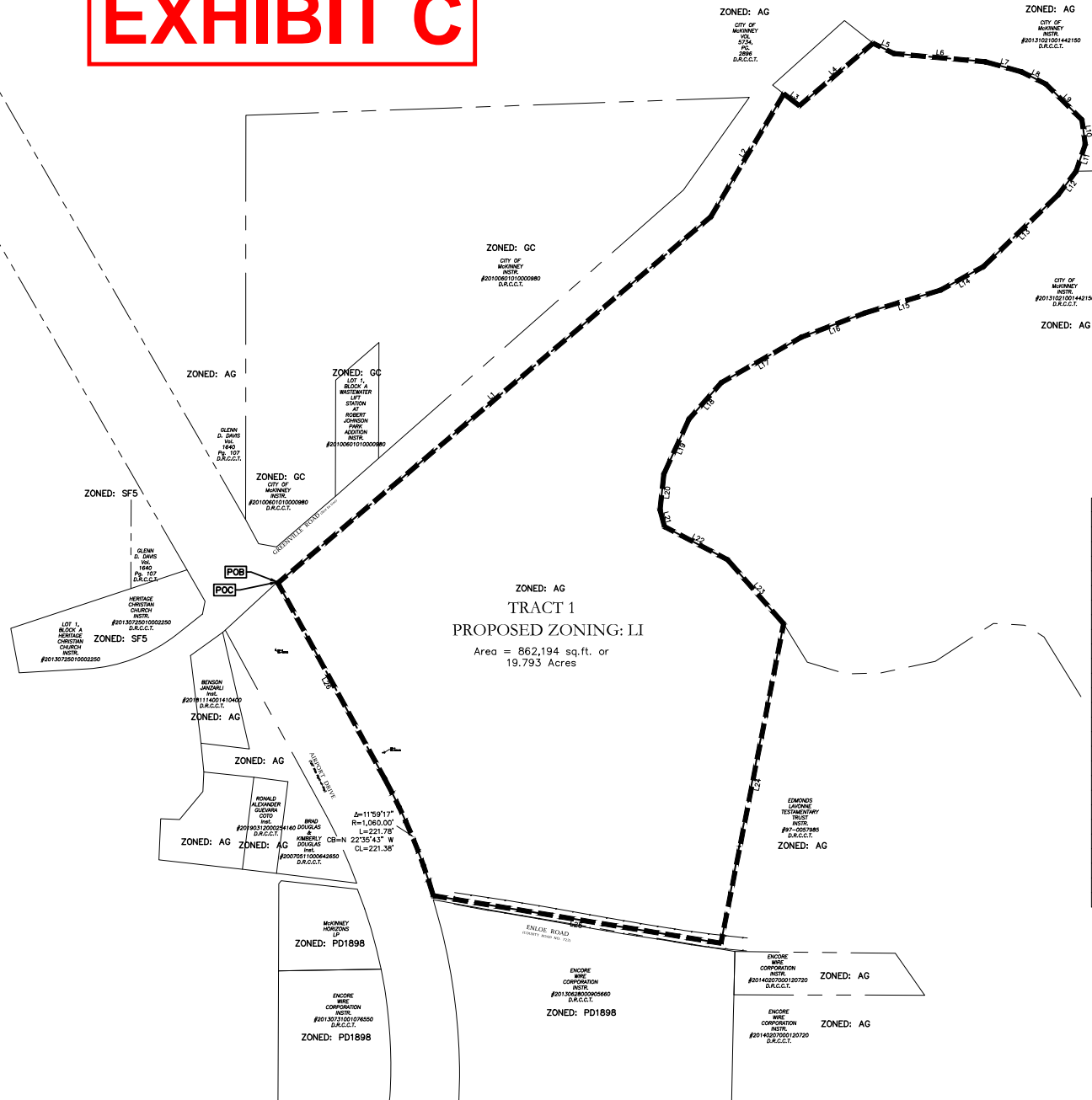
Prepared Under My Hand & Seal,
This 18th Day of September, 2019.



Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

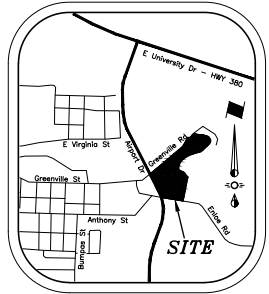


EXHIBIT C

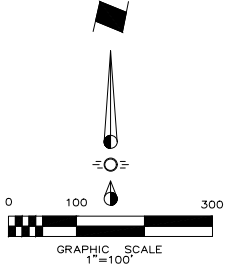


ZONED: AG
TRACT 1
 PROPOSED ZONING: LI
 Area = 862,194 sq.ft. or
 19.793 Acres

Line	Distance	Bearing
L1	989.60	N49° 45' 24.83"E
L2	249.80	N30° 44' 14.34"E
L3	34.13	S52° 28' 43.53"E
L4	168.82	N49° 40' 11.84"E
L5	40.80	S83° 33' 27.72"E
L6	160.14	S84° 52' 53.25"E
L7	65.33	S74° 25' 16.07"E
L8	47.59	S63° 30' 10.22"E
L9	88.61	S45° 12' 40.59"E
L10	43.44	S7° 42' 29.12"E
L11	49.73	S18° 47' 30.33"W
L12	51.10	S37° 18' 47.73"W
L13	181.22	S46° 08' 31.37"W
L14	85.20	S61° 12' 55.62"W
L15	139.37	S73° 09' 27.97"W
L16	117.31	S69° 05' 37.70"W
L17	160.68	S60° 24' 55.78"W
L18	85.32	S41° 35' 11.46"W
L19	105.52	S24° 30' 23.03"W
L20	62.90	S6° 07' 29.36"W
L21	30.22	S15° 04' 59.21"E
L22	124.31	S62° 18' 06.74"E
L23	148.62	S41° 10' 21.71"E
L24	568.37	S11° 05' 21.77"W
L25	508.88	N80° 37' 07.08"W
L26	389.15	N28° 35' 21.21"W



VICINITY MAP
NTS



LEGEND

- Limits of Zoning
- POB Point of Beginning
- POC Point of Commencing

Area Information:
 19.793 Acres located in the
 City of McKinney, Collin
 County, Texas.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:	 1720 W. Virginia Street McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-5935	ZONING EXHIBIT NEC AIRPORT DRIVE & ENLOE ROAD 19.79 ACRE TRACT CITY OF MCKINNEY, TEXAS	Sheet No. ZE
1	1				Project No. 19068
2	2				
3	3				
4	4				
5	5				
6	6				

NEC AIRPORT DRIVE & ENLOE ROAD