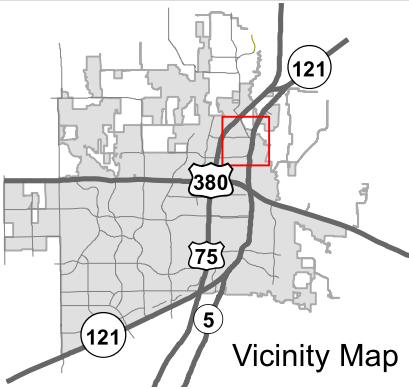
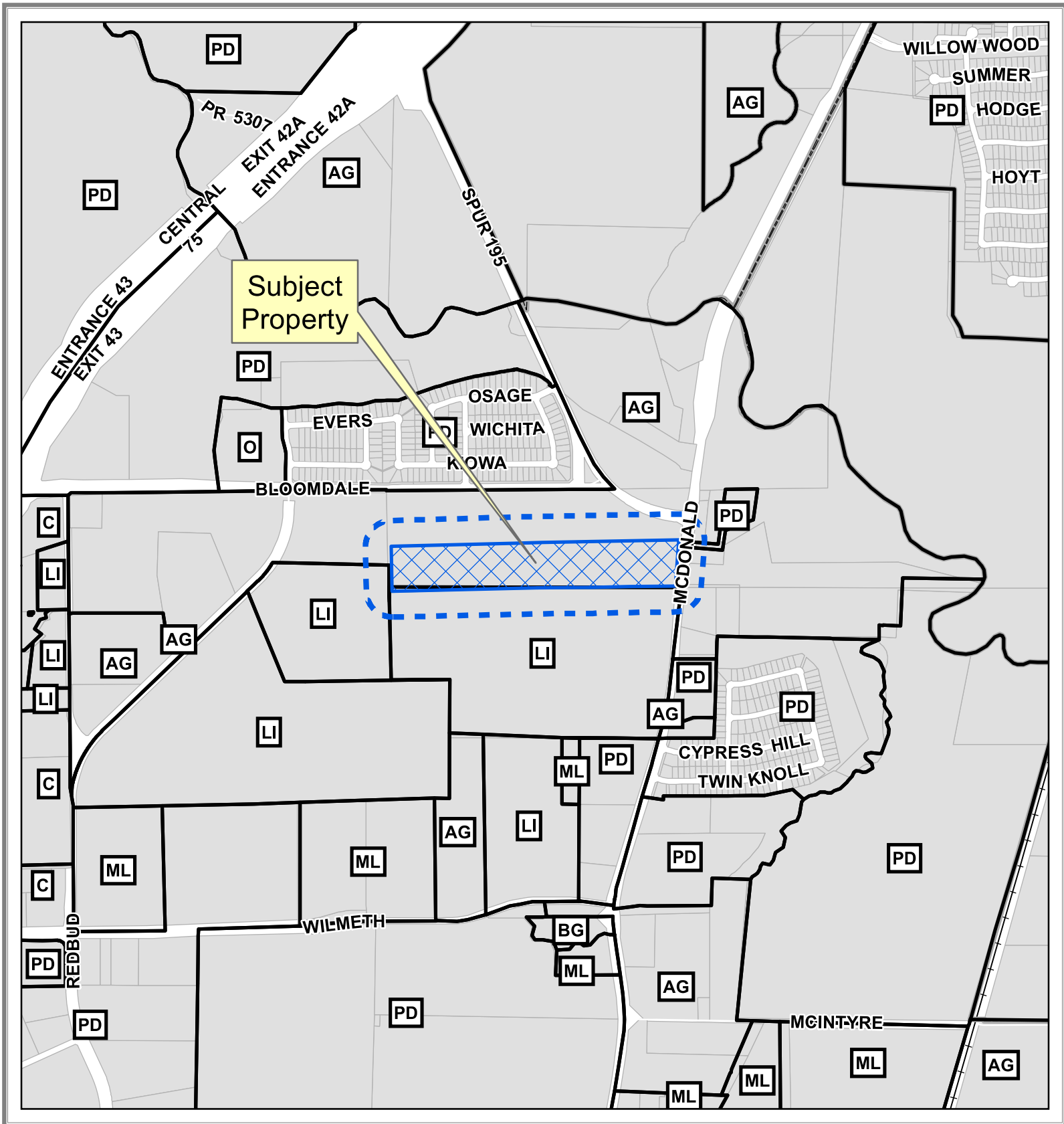
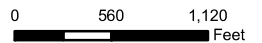


# Exhibit A



## Property Owner Notification Map

ZONE2019-0090



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

GOODWIN  
AND  
MARSHALL  
INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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EXHIBIT "A"  
LEGAL DESCRIPTION  
PROPOSED ZONING "LI"

All that certain lot, tract, or parcel of land, situated in a portion of the John Hart Survey, Abstract No. 423, City of McKinney, Collin County, Texas, being part of that certain called 47.608 acre tract described in a deed to Seminole BloominFive, LP recorded in Instrument No. 20080317000317660 of the Deed Records of Collin County, Texas (DRCCT), and being more completely described as follows, to-wit:

**BEGINNING** at a 3/4" iron rod found for the Southeast corner of said 47.608 acre tract, the Northeast corner of a called 65.326 acre tract described in a deed to Core5 Industrial Partners, LLC recorded in Instrument No. 20190313000261830 (DRCCT), and being in the West right-of-way line of State Highway No. 5 (100' right-of-way width);

**THENCE** South 89 deg. 17 min. 10 sec. West departing said West right-of-way and continue along the South line of said 47.608 acre tract and the North line of said 65.326 acre tract, a distance of 377.97 feet to a 1/2" iron rod found;

**THENCE** South 88 deg. 45 min. 26 sec. West along said North and South lines, a distance of 328.74 feet to a 1/2" iron rod found;

**THENCE** South 89 deg. 28 min. 26 sec. West along said North and South lines, a distance of 471.89 feet to a 1/2" iron rod found;

**THENCE** South 88 deg. 42 min. 55 sec. West along said North and South lines, a distance of 1,310.19 feet to a 1" iron rod found for the Southwest corner of said 47.608 acre tract, the Northwest corner of said 65.326 acre tract, and being in the East line of Lot 1, Block A of Collin County Public Safety Addition recorded in Instrument No. 20180607010002640 of the Plat Records of Collin County, Texas (PRCCT);

**THENCE** North 0 deg. 50 min. 36 sec. West along the West line of said 47.608 acre tract and the East line of said Lot 1, Block A, a distance of 241.61 feet to a 1/2" iron rod found;

**THENCE** North 01 deg. 01 min. 14 sec. West along said East and West lines, at 3.68 feet pass a 1/2" iron rod found for the Northeast corner of said Lot 1, Block A, continue a total distance of 73.77 feet to a 1/2" iron rod found;

# Exhibit B

GOODWIN<sup>AND</sup>  
MARSHALL<sup>INC.</sup>

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

**THENCE** North 01 deg. 7 min. 0 sec. West along the West line of said 47.608 acre tract, a distance of 138.33 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set;

**THENCE** South 89 deg. 48 min. 33 sec. East departing said West line, a distance of 2,540.32 feet to a 1/2" capped iron rod set in the East line of said 47.608 acre tract and being in the West right-of-way line of said State Highway No. 5, from which a 1/2" iron rod found for the most easterly Northeast corner of said 47.608 acre tract bears North 8 deg. 4 min. 2 sec. East - 144.28 feet;

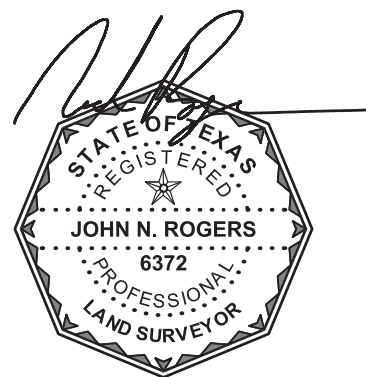
**THENCE** South 8 deg. 4 min. 2 sec. West along said East line and West right-of-way line, a distance of 126.95 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 2914.90 feet, a central angle of 4 deg. 0 min. 0 sec., and being subtended by a chord which bears South 6 deg. 4 min. 2 sec. West - 203.46 feet;

**THENCE** in a southerly direction along said curve to the left, the East line of said 47.608 acre tract, and the West right-of-way line of said State Highway No. 5, a distance of 203.50 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found bears North 32 deg. 20 min. 11 sec. East - 2.14 feet;

**THENCE** South 4 deg. 4 min. 2 sec. West along said East line and West right-of-way line, a distance of 71.80 feet to the **POINT OF BEGINNING**, containing 1,064,955 square feet or 24.448 acres of land, more or less.

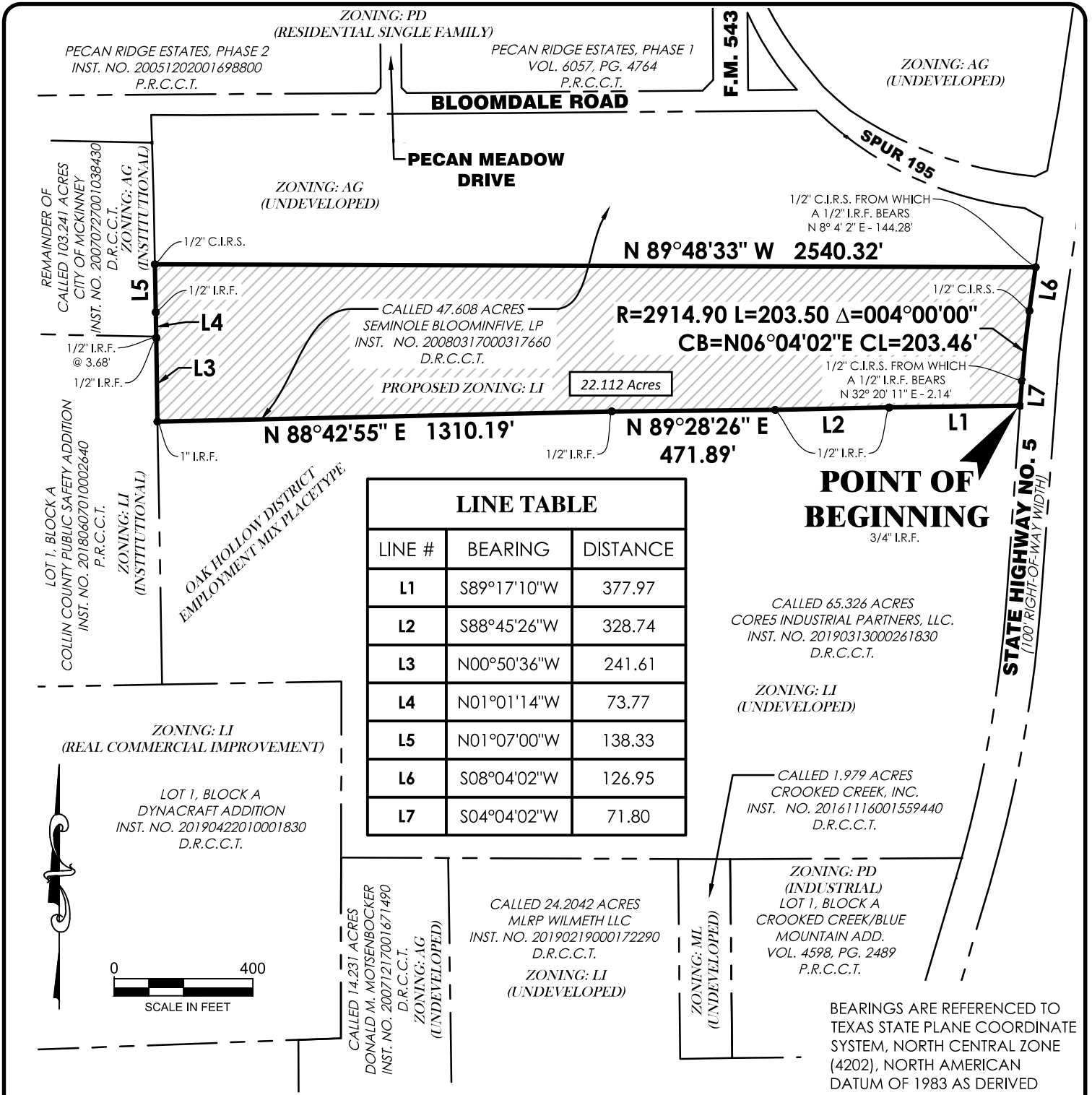
*Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.*

*Exhibit map attached and made a part hereof.*



9/3/2019

# Exhibit C



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°17'10"W	377.97
L2	S88°45'26"W	328.74
L3	N00°50'36"W	241.61
L4	N01°01'14"W	73.77
L5	N01°07'00"W	138.33
L6	S08°04'02"W	126.95
L7	S04°04'02"W	71.80

BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

**ZONING EXHIBIT**  
**PROPOSED ZONING "LI", SITUATED IN A PORTION OF THE**  
**JOHN HART SURVEY, ABSTRACT NO. 423**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**GOODWIN AND MARSHALL INC.**  
**CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS**

2405 Mustang Drive, Grapevine, Texas 76051  
 (817) 329 - 4373  
 TBPE REGISTRATION # F-2944  
 TBPLS # 10021700

Job No.:	10787	Scale:	1"=1" = 400'	Sheet 3 of 3
Drafted:	J.N.R.	Checked:	J.N.R.	
Surveyed on the Ground:	11/5/2018			
Date Prepared:	9/3/2019			
Revised:	.	Revised:	.	

**STATE OF TEXAS**  
 REGISTERED  
**JOHN N. ROGERS**  
 6372  
 PROFESSIONAL  
 LAND SURVEYOR

Date Signed: 10/2/2019