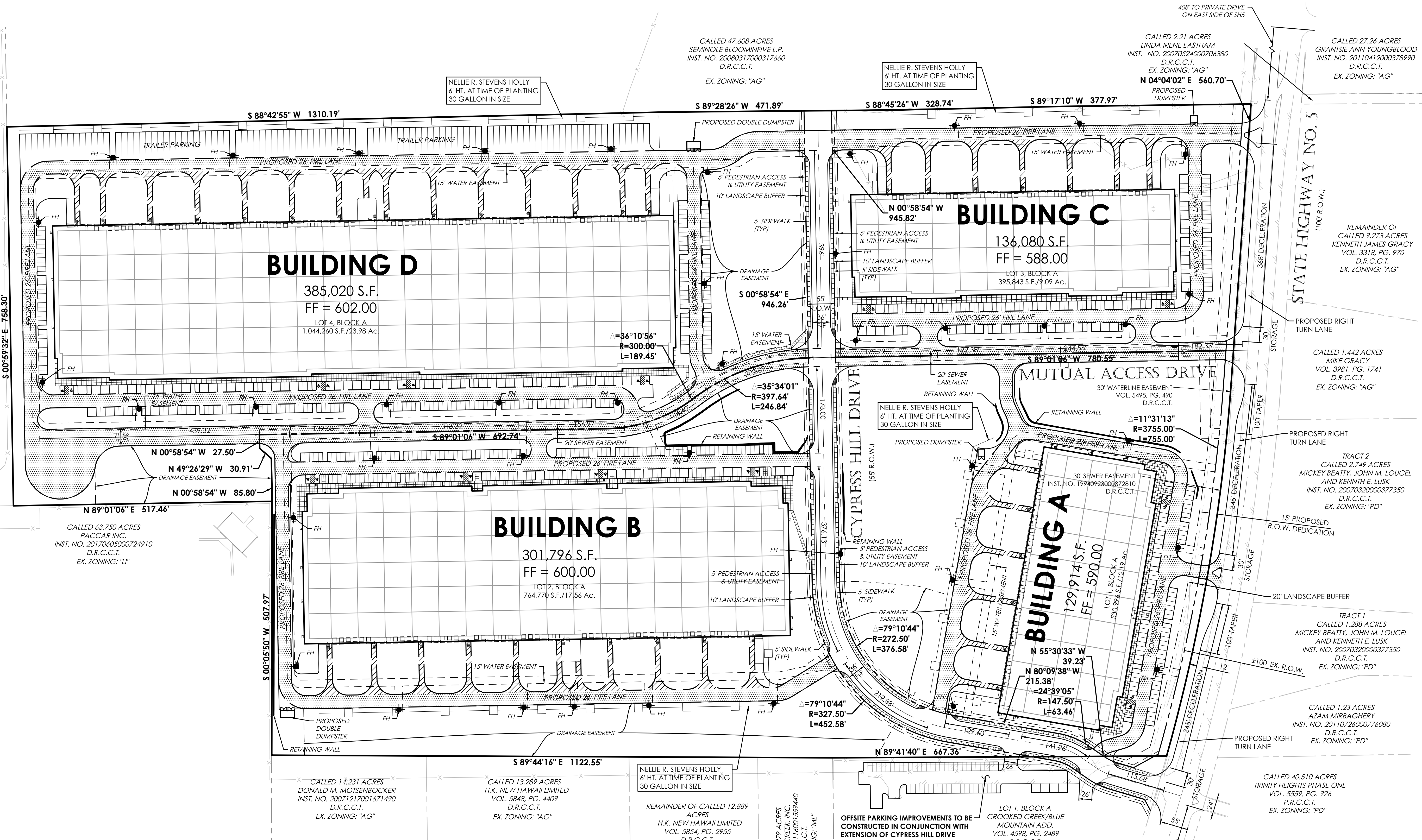


LOT 1, BLOCK A
COLLIN COUNTY PUBLIC SAFETY ADDITION
INST. NO. 2007070002640
D.R.C.C.T.
EX. ZONING: "LI"



CALLLED 63.750 ACRES
PACCAR INC.
INST. NO. 20170605000724910
D.R.C.C.T.
EX. ZONING: "LI"

BUILDING D
385,020 S.F.
FF = 602.00
LOT 4, BLOCK A
1,044,260 S.F./23.98 AC.

BUILDING C
136,080 S.F.
FF = 588.00
LOT 3, BLOCK A
395,843 S.F./9.09 AC.

BUILDING B
301,796 S.F.
FF = 600.00
LOT 2, BLOCK A
764,770 S.F./17.56 AC.

BUILDING A
129,974 S.F.
FF = 520.00
LOT 1, BLOCK A
530,924 S.F./12.19 AC.

CALLLED 2.21 ACRES
LINDA IRENE EASTHAM
INST. NO. 20070524000706380
D.R.C.C.T.
EX. ZONING: "AG"

REMAINDER OF
CALLLED 9.273 ACRES
KENNETH JAMES GRACY
VOL. 3318, PG. 970
D.R.C.C.T.
EX. ZONING: "AG"

CALLLED 1.442 ACRES
MIKE GRACY
VOL. 3981, PG. 1741
D.R.C.C.T.
EX. ZONING: "AG"

TRACT 2
CALLLED 2.749 ACRES
MICKEY BEATTY, JOHN M. LOUCEL
AND KENNETH E. LUSK
INST. NO. 2007032000377350
D.R.C.C.T.
EX. ZONING: "PD"

TRACT 1
CALLLED 1.288 ACRES
MICKEY BEATTY, JOHN M. LOUCEL
AND KENNETH E. LUSK
INST. NO. 2007032000377350
D.R.C.C.T.
EX. ZONING: "PD"

CALLLED 1.23 ACRES
AZAM MIRBAGHERY
INST. NO. 20110726000776080
D.R.C.C.T.
EX. ZONING: "PD"

CALLLED 40.510 ACRES
TRINITY HEIGHTS PHASE ONE
VOL. 5559, PG. 926
P.R.C.C.T.
EX. ZONING: "PD"

SITE LEGEND	
	EXISTING LOTLINE
	BOUNDARY
	LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED R.O.W.
	EXISTING WATER LINE
	EXISTING SEWER LINE
	FIRE LANE
	OVERHEAD UTILITY
	EDGE OF PAVEMENT
	SCREENING WALL
	EXISTING FENCE

STANDARD NOTATIONS

- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

OVERALL SITE DATA TABLE	
LOTS	1,2,3,4
EXISTING ZONING:	LI-LIGHT INDUSTRIAL
PROPOSED USE:	OFFICE/WAREHOUSE
BUILDING HEIGHT:	45' MAX
BUILDING SQUARE FOOTAGE:	952,810 S.F.
GROSS LOT AREA:	2,845,582 S.F.
NET LOT AREA:	2,735,869 S.F.
LOT COVERAGE:	1,800,913 S.F. (65.8%)
FLOOR AREA RATIO:	0.35 to 1
IMPERVIOUS AREA:	1,800,913 S.F. (65.8%)
	19% OFFICE USE (185,183 S.F.) @ 114,000 SF = 463 SPACES
	81% WAREHOUSE USE (1767,627 S.F.) @ 114,000 SF = 192 SPACES
	TOTAL REQUIRED PARKING = 655 SPACES
PARKING PROVIDED:	730 TOTAL SPACES (24 ADA) 99 TRAILER SPACES

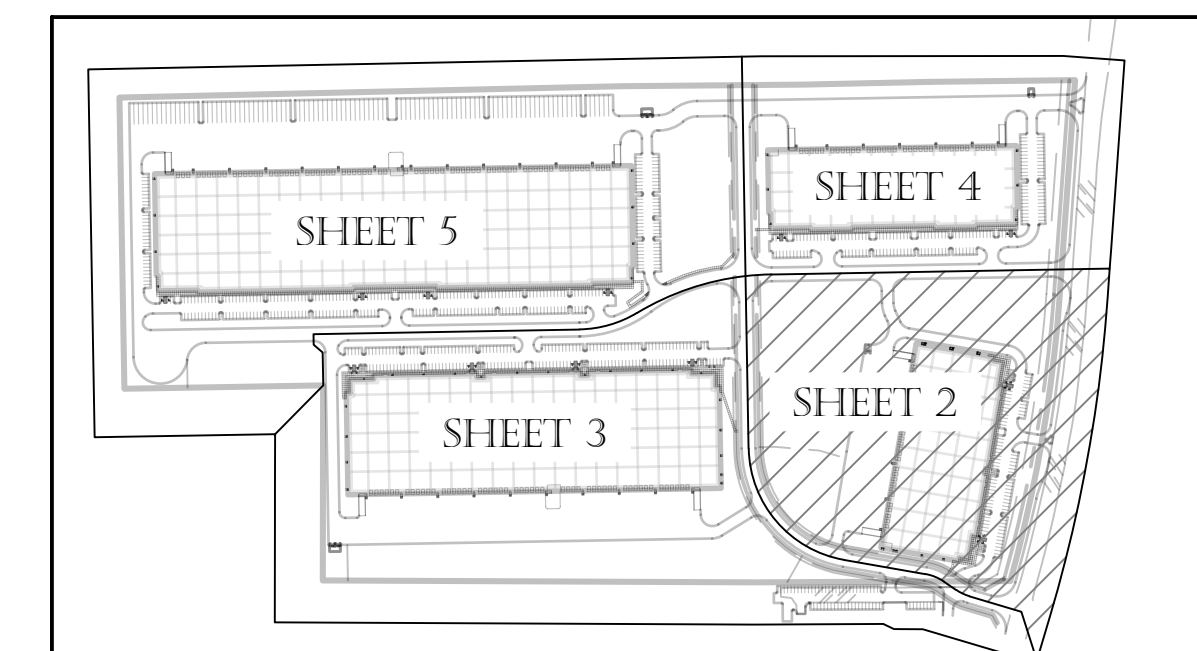
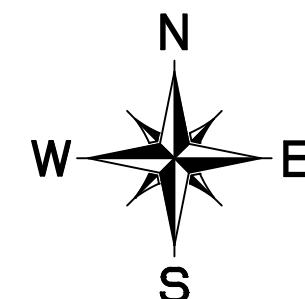


VICINITY MAP
N.T.S.

PREPARED FOR:
CORE5
5050 QUORUM DRIVE - SUITE 700 - DALLAS, TX 75254
KEVIN GREEN (972) 362-8725

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPB REGISTRATION # F-2944
TBPLS # 10021700

SITE PLAN
OF
MCKINNEY LOGISTICS CENTER
± 65.326 ACRES
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



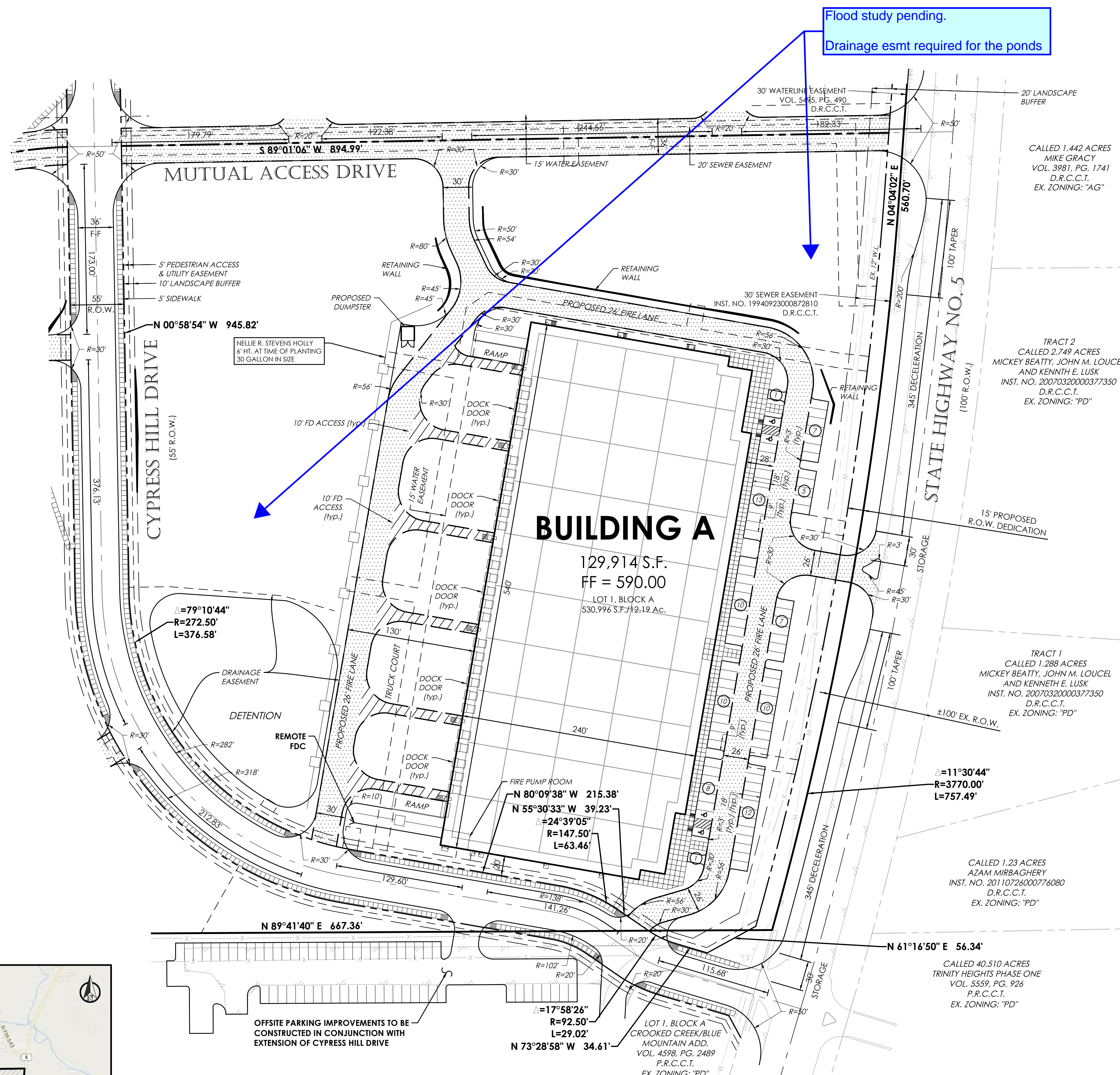
SITE PLAN KEY MAP

N.T.S.

SITE DATA TABLE	
LOT	1 (Building A)
EXISTING ZONING:	LI-LIGHT INDUSTRIAL
PROPOSED USE:	OFFICE / WAREHOUSE
BUILDING HEIGHT:	41' MAX
BUILDING SQUARE FOOTAGE:	129,914 S.F.
GROSS LOT AREA:	575,404 S.F.
NET LOT AREA:	530,996 S.F.
LOT COVERAGE:	251,237 S.F. (47.3%)
FLOOR AREA RATIO:	0.24 to 1
IMPERVIOUS AREA:	251,237 S.F. (47.3%)
PARKING REQUIRED:	17% OFFICE USE (22,085 S.F.)
	@ 1,400 SF = 58 SPACES
	83% WAREHOUSE USE (107,829 S.F.)
PARKING PROVIDED:	@ 114,000 SF = 27 SPACES
	TOTAL REQUIRED PARKING = 83 SPACES
	84 TOTAL SPACES (4 ADA)

SITE LEGEND

	EXISTING LOTLINE
	BOUNDARY
	LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED R.O.W.
	EXISTING WATER LINE
	EXISTING SEWER LINE
	OVERHEAD UTILITY
	EDGE OF PAVEMENT
	SCREENING WALL
	EXISTING FENCE



Flood study pending.
Drainage esmt required for the ponds



VICINITY MAP

N.T.S.

PREPARED FOR:



5050 QUORUM DRIVE - SUITE 700 - DALLAS, TX 75254
KEVIN GREEN (972) 362-8725

PREPARED BY:

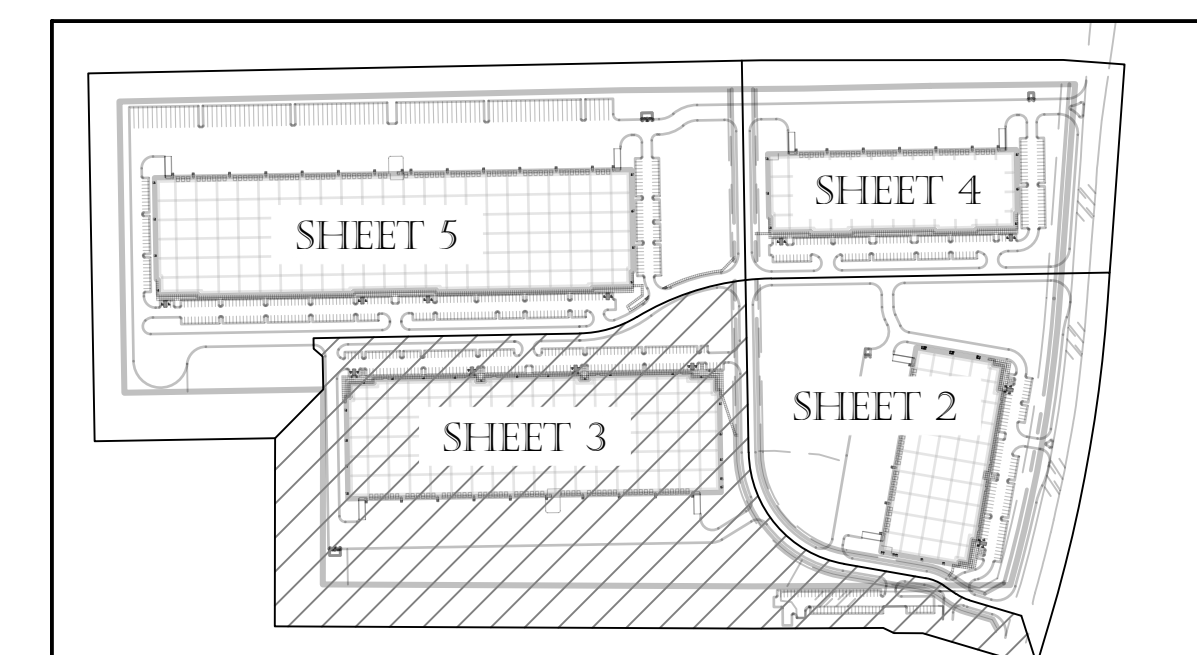
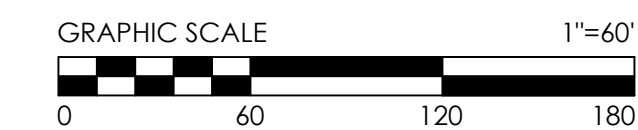
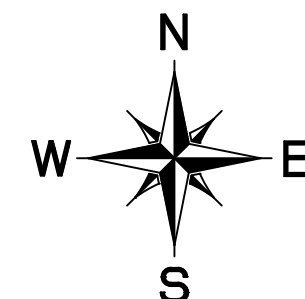


CIVIL ENGINEERS - PLANNERS - SURVEYORS

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

SITE PLAN
OF
McKINNEY LOGISTICS CENTER

± 65.326 ACRES
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



SITE PLAN KEY MAP

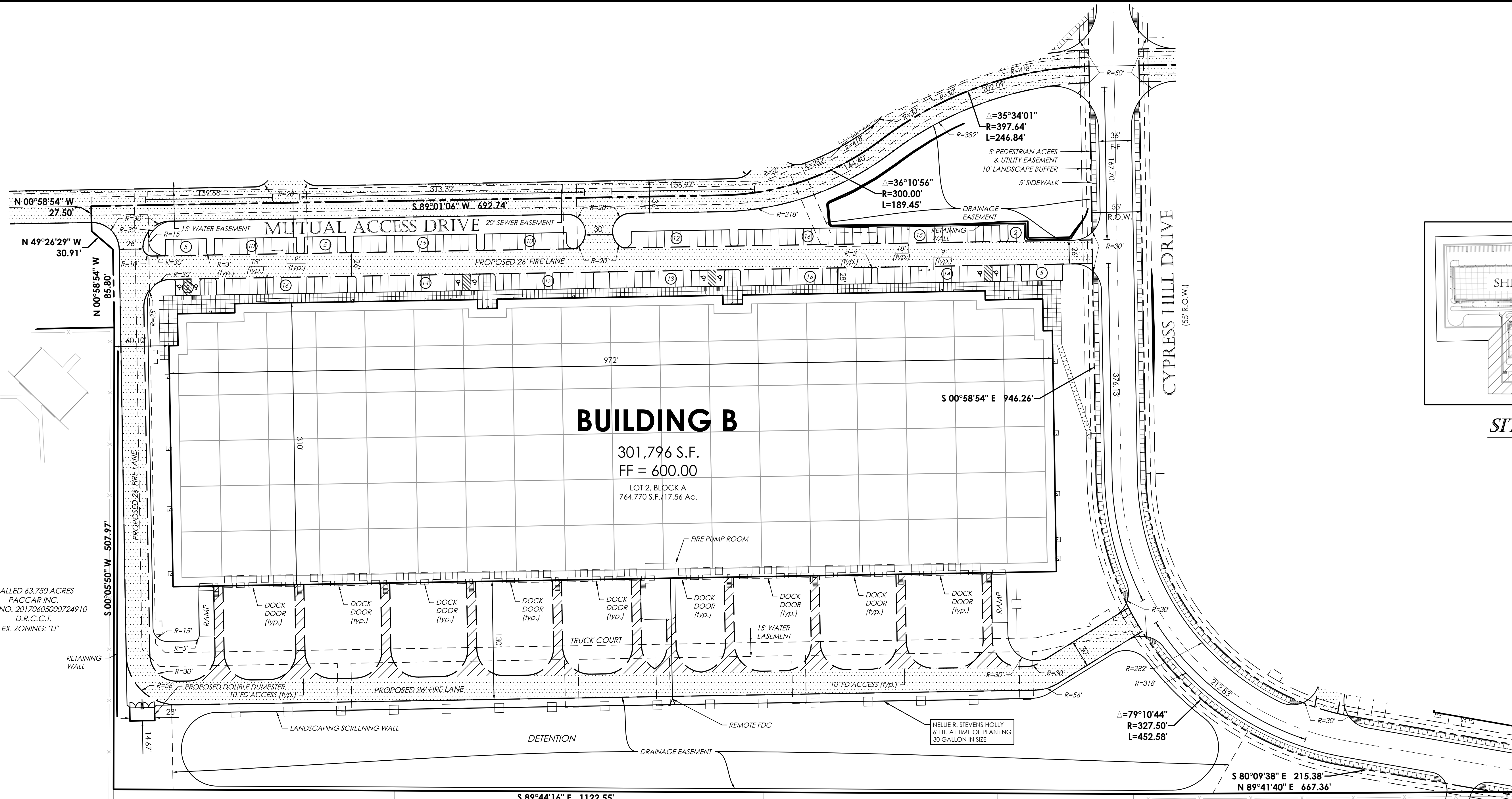
N.T.S.

SITE DATA TABLE

LOT	2 (Building B)
EXISTING ZONING:	LI-LIGHT INDUSTRIAL
PROPOSED USE:	OFFICE / WAREHOUSE
BUILDING HEIGHT:	45' MAX
BUILDING SQUARE FOOTAGE:	301,796 S.F.
GROSS LOT AREA:	795,308 S.F.
NET LOT AREA:	764,770 S.F.
FLOOR COVERAGE:	515,788 S.F. (67.4%)
FLOOR AREA RATIO:	0.39 to 1
IMPERVIOUS AREA:	515,788 S.F. (67.4%)
PARKING REQUIRED:	15% OFFICE USE (45,270 S.F.) @ 1,400 SF = 114 SPACES 85% WAREHOUSE USE (256,526 S.F.) @ 14,000 SF = 86 SPACES TOTAL REQUIRED PARKING = 179 SPACES
PARKING PROVIDED:	182 TOTAL SPACES (8 ADA)

SITE LEGEND

---	EXISTING LOTLINE
---	BOUNDARY
---	LOT LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	PROPOSED R.O.W.
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	FIRE LANE
---	OVERHEAD UTILITY
---	EDGE OF PAVEMENT
---	SCREENING WALL
---	EXISTING FENCE



BUILDING B

301,796 S.F.
FF = 600.00
LOT 2, BLOCK A
764,770 S.F., 117.56 AC.

CALLED 63.750 ACRES
PACCAR INC.
INST. NO. 20170605000724910
D.R.C.C.T.
EX. ZONING: "LI"

CALLED 14.231 ACRES
DONALD M. MOISENBOCKER
INST. NO. 20071217001671490
D.R.C.C.T.
EX. ZONING: "AG"

CALLED 13.289 ACRES
H.K. NEW HAWAII LIMITED
VOL. 5848, PG. 4409
D.R.C.C.T.
EX. ZONING: "AG"

REMAINDER OF CALLED 12.889 ACRES
H.K. NEW HAWAII LIMITED
VOL. 5854, PG. 2955
D.R.C.C.T.
EX. ZONING: "AG"

CALLED 1.979 ACRES
CROOKED CREEK, INC.
INST. NO. 20161114001559440
D.R.C.C.T.
EX. ZONING: "ML"

OFFSITE PARKING IMPROVEMENTS TO BE
CONSTRUCTED IN CONJUNCTION WITH
EXTENSION OF CYPRESS HILL DRIVE

LOT 1, BLOCK A
CROOKED CREEK/BLUE
MOUNTAIN ADD.
VOL. 4598, PG. 2489
P.R.C.C.T.
EX. ZONING: "PD"



VICINITY MAP

N.T.S.

PREPARED FOR:

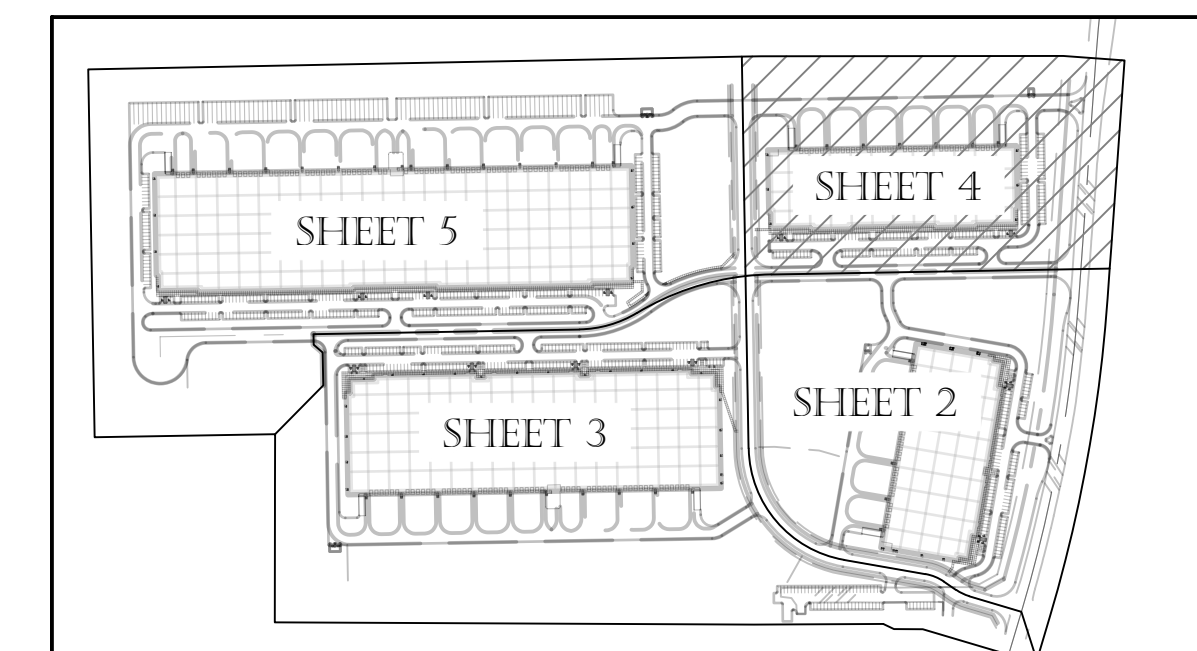
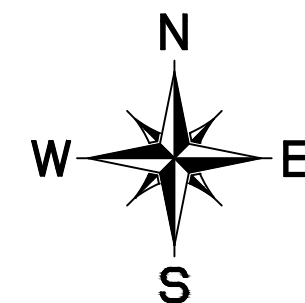
5050 QUORUM DRIVE - SUITE 700 - DALLAS, TX 75254
KEVIN GREEN (972) 362-8725

PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

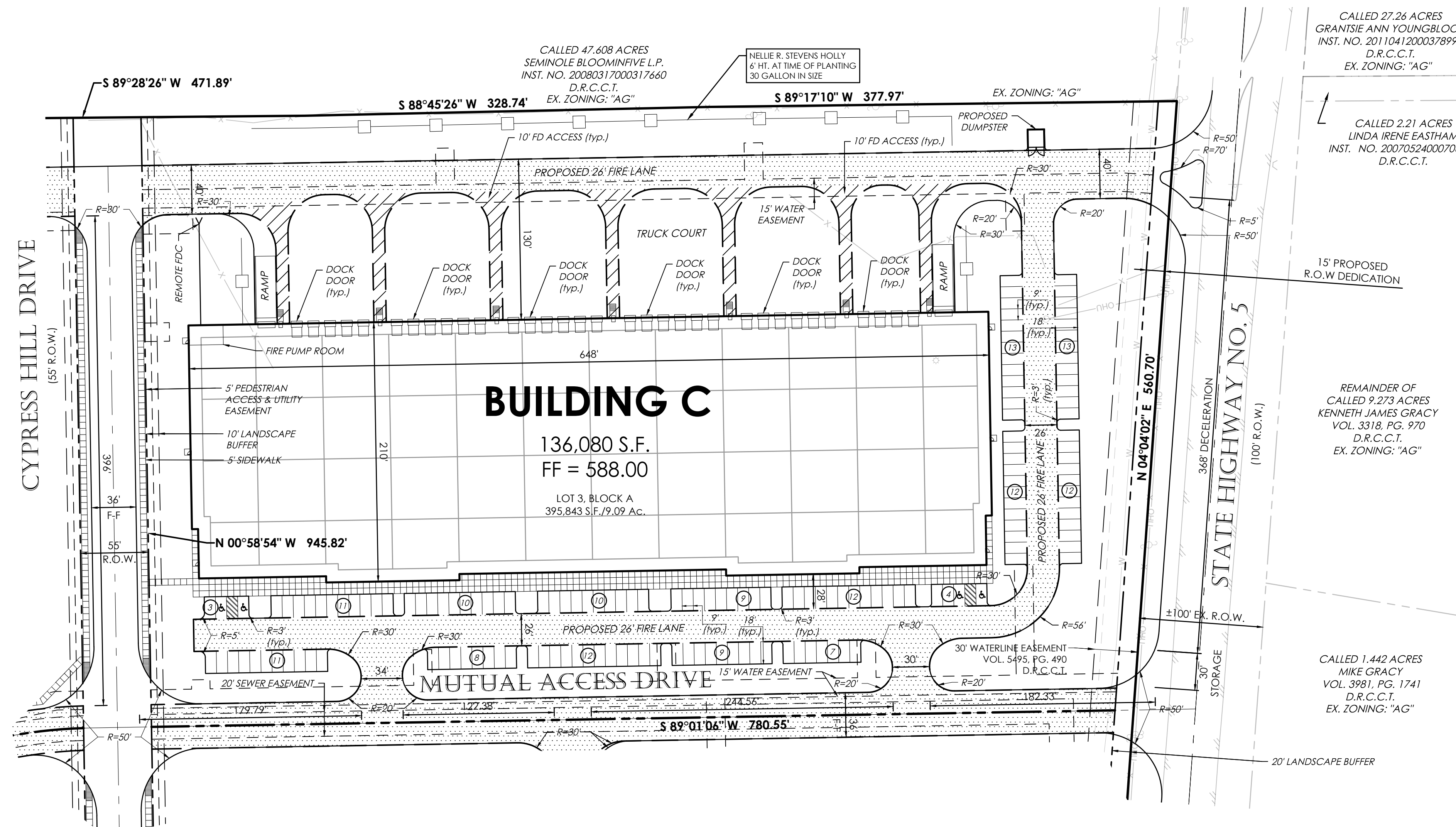
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

SITE PLAN
OF
McKINNEY LOGISTICS CENTER
± 65.326 ACRES
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



SITE PLAN KEY MAP

N.T.S.



CALLED 27.26 ACRES
 GRANISIE ANN YOUNGBLOOD
 INST. NO. 20110412000378990
 D.R.C.C.T.
 EX. ZONING: "AG"

CALLED 2.21 ACRES
 LINDA IRENE EASTHAM
 INST. NO. 20070524000706380
 D.R.C.C.T.

REMAINDER OF
 CALLED 9.273 ACRES
 KENNETH JAMES GRACY
 VOL. 3318, PG. 970
 D.R.C.C.T.
 EX. ZONING: "AG"

CALLED 1.442 ACRES
 MIKE GRACY
 VOL. 3981, PG. 1741
 D.R.C.C.T.
 EX. ZONING: "AG"

SITE DATA TABLE	
LOT	3 (Building C)
EXISTING ZONING:	LI-LIGHT INDUSTRIAL
PROPOSED USE:	OFFICE / WAREHOUSE
BUILDING HEIGHT:	40' MAX
BUILDING SQUARE FOOTAGE:	136,080 S.F.
GROSS LOT AREA:	416,895 S.F.
NET LOT AREA:	395,843 S.F.
LOT COVERAGE:	285,701 S.F. (72.2%)
FLOOR AREA RATIO:	0.34 to 1
IMPERVIOUS AREA:	285,701 S.F. (72.2%)
	30% OFFICE USE (40,824 S.F.)
	@ 1,400 SF = 103 SPACES
	70% WAREHOUSE USE (85,256 S.F.)
	@ 14,000 SF = 24 SPACES
	TOTAL REQUIRED PARKING = 127 SPACES
PARKING PROVIDED:	156 TOTAL SPACES (4 ADA)

SITE LEGEND	
	EXISTING LOTLINE
	BOUNDARY
	LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED R.O.W.
	EXISTING WATER LINE
	EXISTING SEWER LINE
	FIRE LANE
	OVERHEAD UTILITY
	EDGE OF PAVEMENT
	SCREENING WALL
	EXISTING FENCE



VICINITY MAP

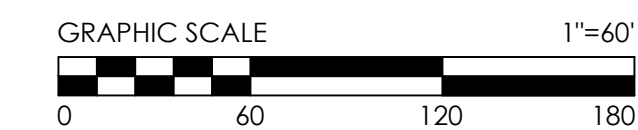
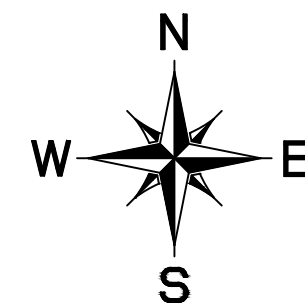
N.T.S.

PREPARED FOR:

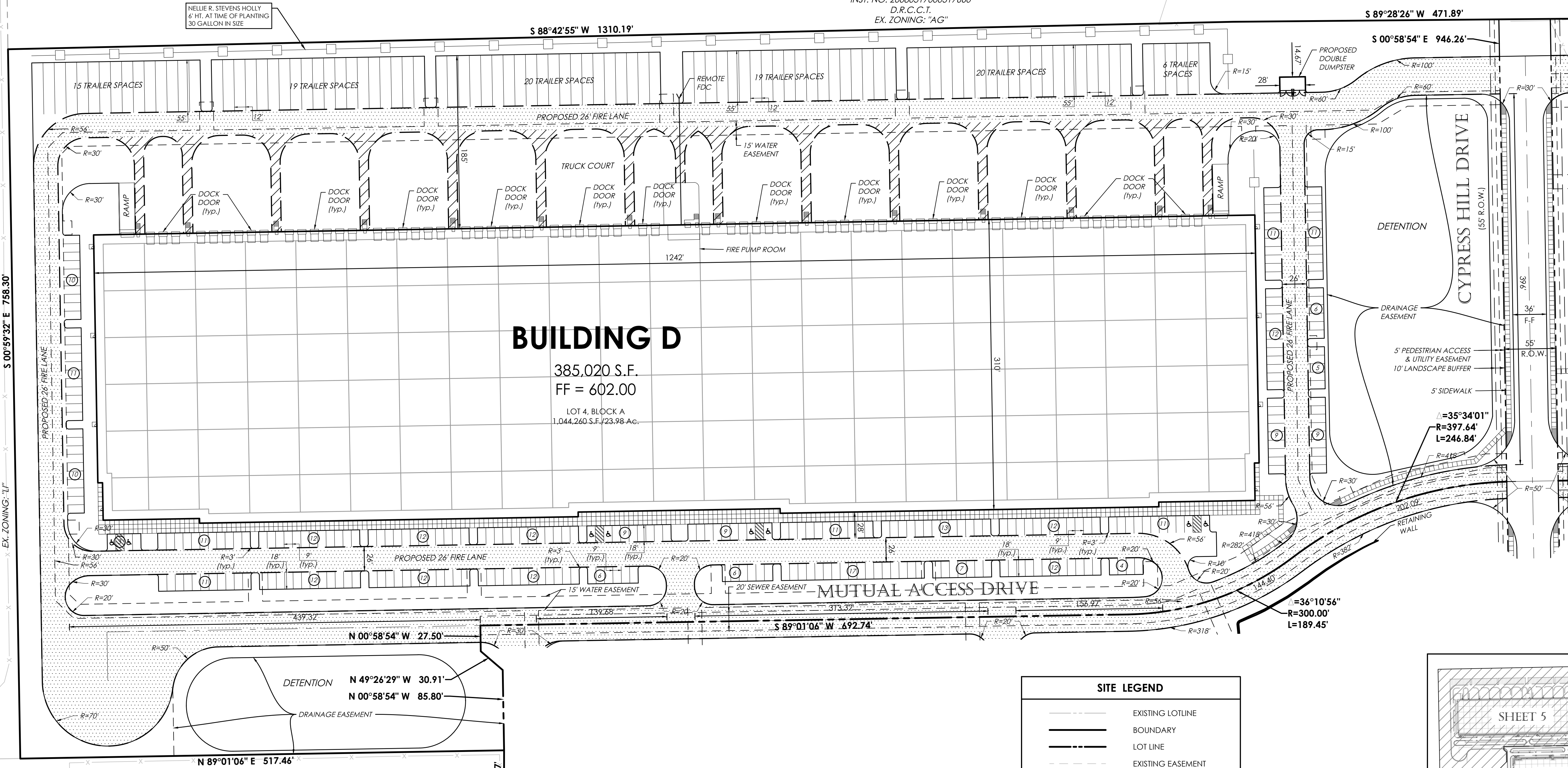
 5050 QUORUM DRIVE - SUITE 700 - DALLAS, TX 75254
 KEVIN GREEN (972) 362-8725

PREPARED BY:
GOODWIN AND MARSHALL INC.
 CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
 2405 Mustang Drive, Grapevine, Texas 76051
 (817) 329 - 4373
 TBPE REGISTRATION # F-2944
 TBPLS # 10021700

SITE PLAN
 OF
McKINNEY LOGISTICS CENTER
 ± 65.326 ACRES
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



CALLED 47.608 ACRES
SEMINOLE BLOOMIN FIVE L.P.
INST. NO. 20080317000317660
D.R.C.C.T.
EX. ZONING: "AG"



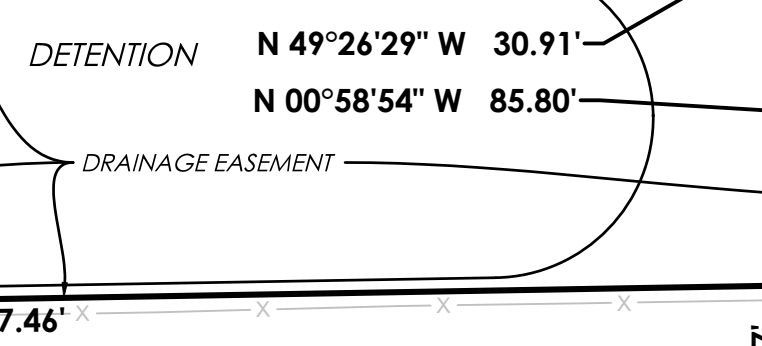
BUILDING D

385,020 S.F.
FF = 602,000

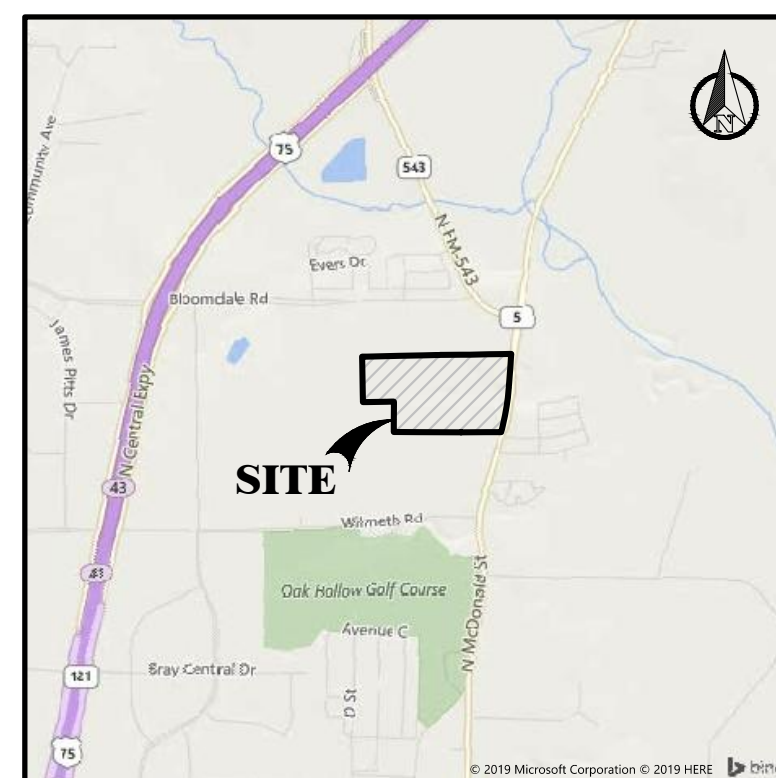
LOT 4, BLOCK A
1,044,260 S.F./23.98 Ac.

LOT 1, BLOCK A
COLLIN COUNTY PUBLIC SAFETY ADDITION
INST. NO. 20180607010002640
P.R.C.C.T.
EX. ZONING: "LI"

CALLED 63.750 ACRES
PACCAR INC.
INST. NO. 20170605000724910
D.R.C.C.T.
EX. ZONING: "LI"

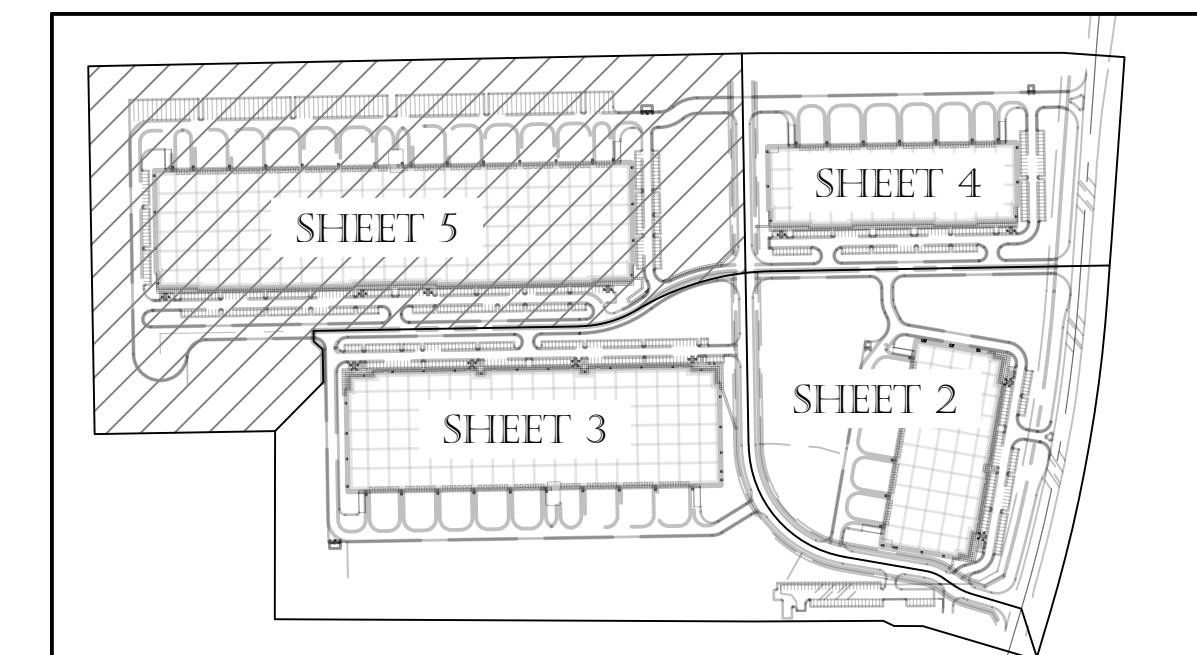


SITE DATA TABLE	
LOT	4 (Building D)
EXISTING ZONING:	L1-LIGHT INDUSTRIAL
PROPOSED USE:	OFFICE / WAREHOUSE
BUILDING HEIGHT:	45' MAX
BUILDING SQUARE FOOTAGE:	385,020 S.F.
GROSS LOT AREA:	1,057,975 S.F.
NET LOT AREA:	1,044,260 S.F.
LOT COVERAGE:	748,187 S.F. (71.6%)
FLOOR AREA RATIO:	0.37 to 1
IMPERVIOUS AREA:	748,187 S.F. (71.6%)
PARKING REQUIRED:	20% OFFICE USE (77,004 S.F.) @ 14,000 SF = 193 SPACES 80% WAREHOUSE USE (1008,016 S.F.) @ 14,000 SF = 77 SPACES TOTAL REQUIRED PARKING = 270 SPACES
PARKING PROVIDED:	308 TOTAL SPACES (8 ADA) 99 TRAILER SPACES



VICINITY MAP
N.T.S.

SITE LEGEND	
---	EXISTING LOTLINE
---	BOUNDARY
---	LOT LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	PROPOSED R.O.W.
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	FIRE LANE
---	OVERHEAD UTILITY
---	EDGE OF PAVEMENT
---	SCREENING WALL
---	EXISTING FENCE



SITE PLAN KEY MAP
N.T.S.

PREPARED FOR:
CORE5
5050 QUORUM DRIVE - SUITE 700 - DALLAS, TX 75254
KEVIN GREEN (972) 362-8725

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
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TBPE REGISTRATION # F-2944
TBPLS # 10021700

SITE PLAN
OF
McKINNEY LOGISTICS CENTER
± 65.326 ACRES
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS