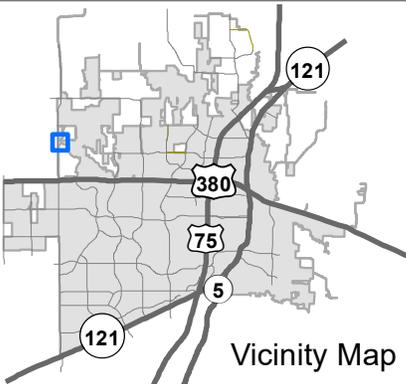
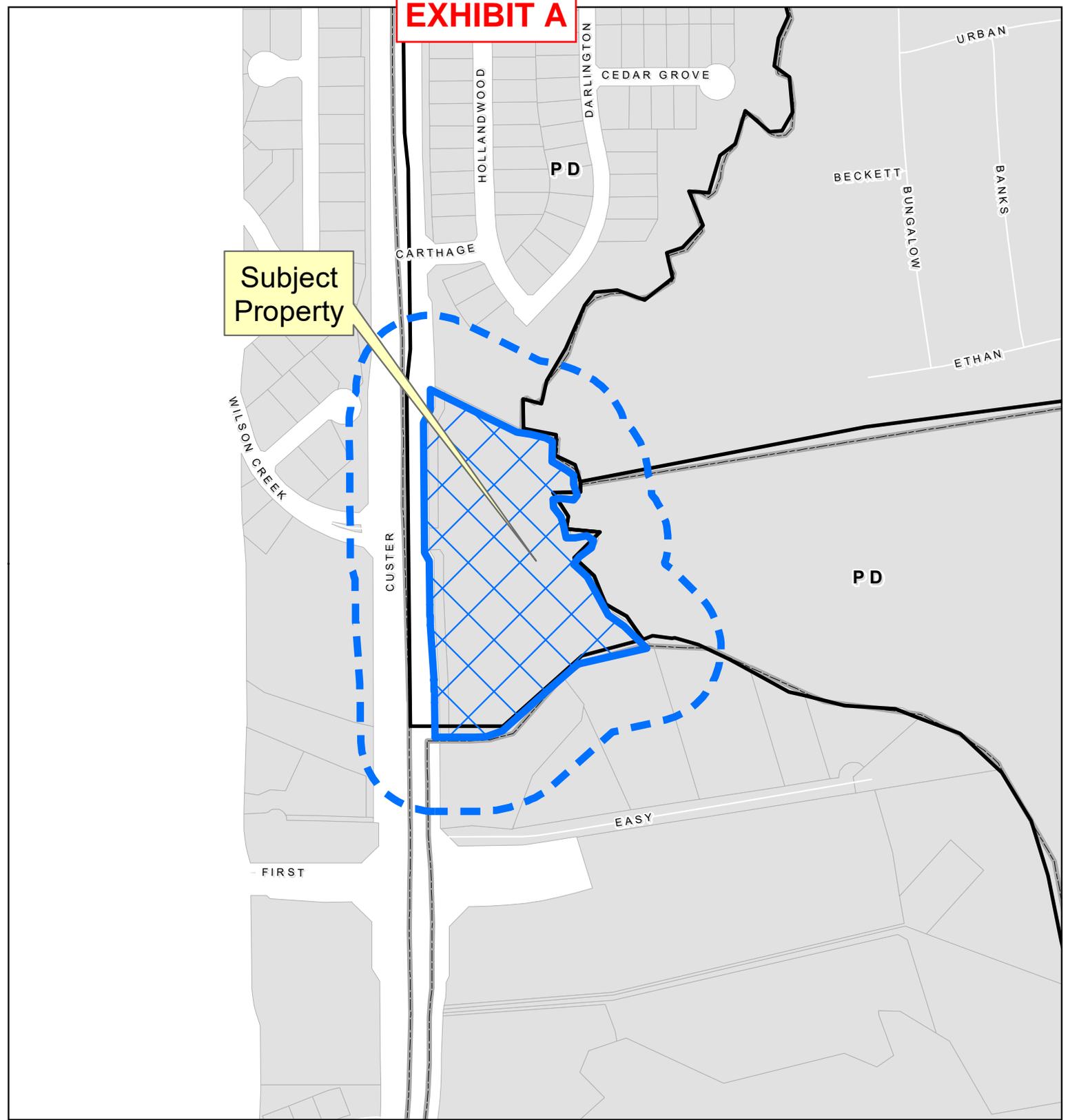


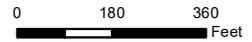
EXHIBIT A



Vicinity Map

Location Map

ZONE2025-0001



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

BEING, a tract of land situated in the John Crutchfield Survey, Abstract No. 206, in the City of McKinney, Collin County, Texas, being part of Common Area A-1 out of North Creek Phase 1, an addition to the City of McKinney, as described in Doc. No. 2023-128 in the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, (STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351, DATUM NAD83, Y=71,137,738.76, X=2,508,946.83) at a 1/2 inch iron rod found at the southwest corner of said North Creek Phase 1, said point in the east line of Custer Road (Variable R.O.W.):

THENCE, North 00° 24'31" West, along the west line of said North Creek Phase 1 and the east line of said Custer Road, for a distance of 96.38 feet, to a 1/2 inch iron rod found, on a non-tangent curve to the left, having a radius of 1114.00 feet, a central angle of 03° 16'10";

THENCE, continuing along the east line of said Custer Road and the west line of said North Phase 1 and with said curve to the left for an arc distance of 63.57 feet, (Chord Bearing North 02° 02'36" West - 63.56 feet), to a 1/2 inch iron rod found;

THENCE, North 03° 40'41" West, continuing along said lines, for a distance of 150.48 feet, to a 1/2 inch iron rod found, on a non-tangent curve to the right, having a radius of 986.00 feet, a central angle of 03° 16'11":

THENCE, continuing along said lines and with said curve to the right for an arc distance of 56.27 feet, (Chord Bearing North 02° 02'36" West - 56.26 feet), to a 1/2 inch iron rod found;

THENCE, North 00° 24'31" West, along said lines, for a distance of 121.48 feet, to a 1/2 inch iron rod found;

THENCE, North 30° 24'31" West, continuing along said lines, for a distance of 26.00 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 24'31" West, continuing along said lines, for a distance of 360.00 feet, to a 1/2 inch iron rod found:

THENCE, North 28° 35'29" East, continuing along said lines, for a distance of 40.00 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 24'31" West, continuing along said lines, for a distance of 56.04 feet, to a 1/2 inch iron rod found:

THENCE, South 63° 42'21" East, departing said lines, for a distance of 266.51 feet, to a point in a creek and being the east line of said North Creek Phase 1:

EXHIBIT B

THENCE, along the east line of said North Creek Phase 1 and along said creek for the following thirty-one (31) calls:

South 81° 37'43" East, for a distance of 38.40 feet;
South 76° 01'19" East, for a distance of 43.21 feet;
South 60° 59'16" East, for a distance of 21.78 feet;
South 01° 59'10" West, for a distance of 54.63 feet:
South 59° 52'57" East, for a distance of 45.46 feet;
South 52° 49'41" East, for a distance of 25.53 feet;
South 00° 13'20" East, for a distance of 24.75 feet;
South 18° 12'16" East, for a distance of 31.84 feet:
South 38° 00'38" West, for a distance of 16.15 feet;
North 83° 12'51" West, for a distance of 36.56 feet;
South 81° 23'38" West, for a distance of 21.04 feet:
South 02° 28'30" East, for a distance of 21.14 feet;
South 36° 44'24" East, for a distance of 34.11 feet;
South 18° 28'11" East, for a distance of 25.53 feet:
South 10° 49'07" East, for a distance of 33.80 feet:
South 89° 46'31" East, for a distance of 25.24 feet;
North 80° 40'42" East, for a distance of 32.62 feet:
South 55° 45'13" East, for a distance of 23.59 feet:
South 16° 52'06" West, for a distance of 20.73 feet:
South 54° 21'06" West, for a distance of 42.04 feet;
South 36° 48'04" West, for a distance of 26.45 feet;
South 48° 10'59" East, for a distance of 51.87 feet:
South 28° 25'29" East, for a distance of 120.85 feet;
South 56° 01'13" East, for a distance of 53.38 feet:

EXHIBIT B

South 45° 23'48" East, for a distance of 86.60 feet:

South 77° 03'11" West, for a distance of 195.24 feet;

South 48° 54'29" West, for a distance of 106.62 feet:

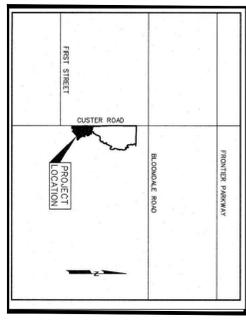
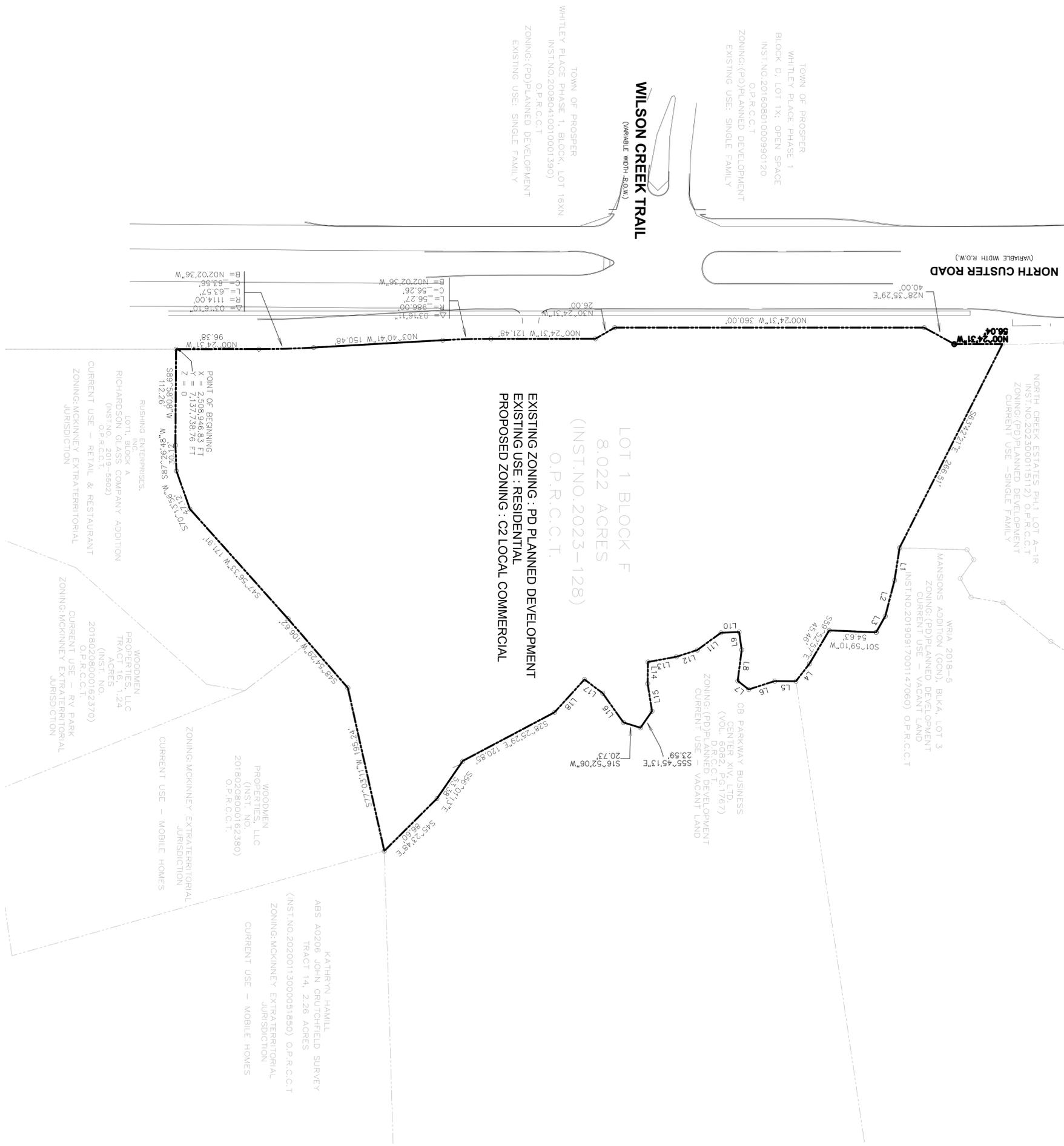
South 47° 56'33" West, for a distance of 171.91 feet;

South 70° 13'56" West, for a distance of 47.12 feet:

South 87° 26'48" West, for a distance of 30.12 feet;

South 89° 58'08" West, for a distance of 112.26 feet, to the POINT OF BEGINNING and containing 8.022 acres of land .

EXHIBIT C



CURRENT ZONED	PD (PLANNED DEVELOPMENT)
PROPOSED ZONING	C2 (LOCAL COMMERCIAL)
OVERLAY DISTRICT	N/A
TOTAL SITE AREA	8.022 ACRES

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEWIKAM, P.E. PHONE: 469-215-2288	OWNER/DEVELOPER FRASER NORTH CREEK SOUTH LLC 17250 DALLAS PARKWAY DALLAS, TX 75248 CONTACT: STEVEN SMITH PHONE: 214-736-5909
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LINE NO.	BEARING	DISTANCE
1.	S 81°37'43" E	38.40'
2.	S 76°01'19" E	43.21'
3.	S 60°59'16" E	21.78'
4.	S 52°49'41" E	23.53'
5.	S 00°13'20" E	24.75'
6.	S 18°12'16" E	31.84'
7.	S 38°00'38" W	16.15'
8.	N 83°12'51" W	36.56'
9.	S 81°23'38" W	21.04'
10.	S 02°28'30" E	21.14'
11.	S 36°44'24" E	34.11'
12.	S 18°28'11" E	25.53'
13.	S 10°49'07" E	33.80'
14.	S 89°46'31" E	25.24'
15.	N 80°40'42" E	32.62'
16.	S 54°21'06" W	42.04'
17.	S 36°48'04" W	26.45'
18.	S 48°10'59" E	51.87'

ZONING EXHIBIT
ZONING 2025-0001
 3716 N CUSTER ROAD
 CITY OF MCKINNEY
 COLLIN COUNTY
 TEXAS



NO.	DATE	DESCRIPTION	BY
1	01-06-25	1st ZONING SUBMITTAL	KK
2	01-28-25	2nd REZONING SUBMITTAL	KK
3	05-23-25	3RD REZONING SUBMITTAL	KK

TRIANGLE ENGINEERING LLC
 T: 469.331.8968 | F: 469.213.7145 | E: info@triangle-eng.com
 W: triangle-eng.com | O: 1782 W. McDermott Drive, Allen, TX 75013
 Planning | CM Engineering | Construction Management
 P.E. DES. DATE SCALE PROJECT NO. SHEET NO.
 XX XX XX-XX-XX scale Date XXX-XX
 TX, P.E. FIRM #11925