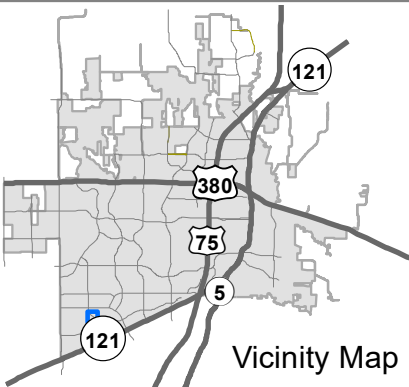
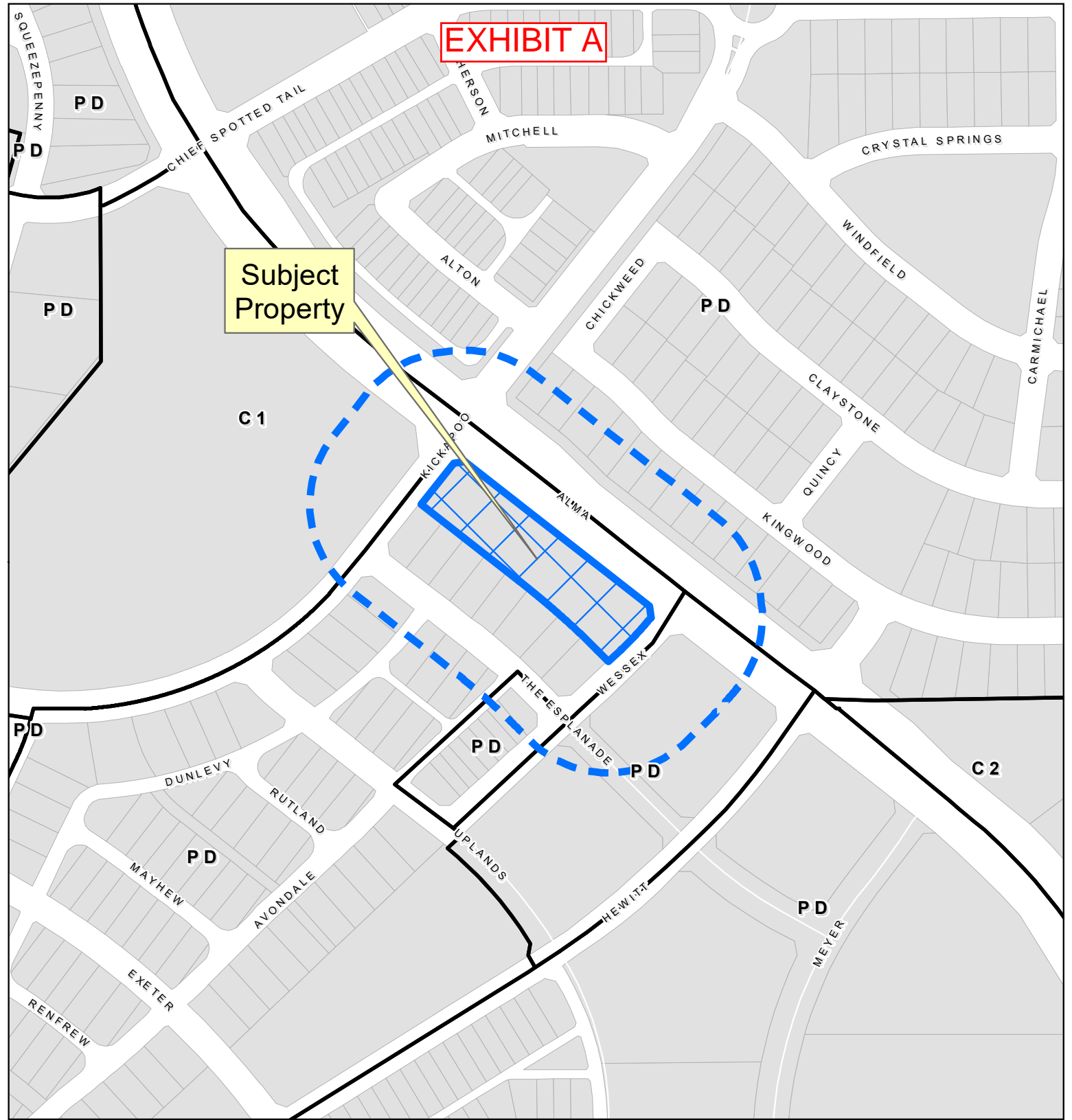
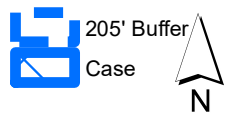


EXHIBIT A



Location Map
ZONE2025-0028

0 120 240 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 "A"
(5740 ALMA ROAD)

BEING LOT 1, BLOCK P, TRAILS AT CRAIG RANCH, PHASE 3, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE REPLAT RECORDED IN VOLUME 2014, PAGE 709, MAP RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH RON ROD FOUND AT THE MOST EASTERLY NORTH CORNER OF SAID LOT 1, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF ALMA ROAD (120 FOOT RIGHT-OF-WAY);

THENCE SOUTH 51° 55' 08" EAST, A DISTANCE OF 431.37 FEET ALONG SAID SOUTHWEST LINE TO A 5/8-INCH IRON ROD FOUND AT THE MOST NORTHERLY EAST CORNER OF SAID LOT 1;

THENCE SOUTH 06° 50' 06" EAST, A DISTANCE OF 21.18 FEET TO THE MOST SOUTHERLY EAST CORNER OF SAID LOT 1, BEING ON THE NORTHWEST LINE OF WESSEX COURT (52 FOOT RIGHT-OF-WAY), BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 574.00 FEET;

THENCE ALONG SAID NORTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 81.39 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 42° 51' 09" WEST – 81.33 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 46° 54' 54" WEST, A DISTANCE OF 31.25 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF AFORESAID LOT 1 AND THE EAST CORNER OF LOT 9, AFORESAID BLOCK;

THENCE NORTH 45° 06' 23" WEST, A DISTANCE OF 28.70 FEET ALONG THE COMMON LINE OF SAID LOTS 1 AND 9 TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,631.00 FEET;

THENCE ALONG SAID COMMON LINE AND SAID CURVE, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 9 AND THE EAST CORNER OF LOT 8, AFORESAID BLOCK, AT AN ARC DISTANCE OF 37.47 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1 AND 8 AND SAID CURVE, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 8 AND THE EAST CORNER OF LOT 7, SAID BLOCK, AT AN ARC DISTANCE OF 92.48 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1 AND 7 AND SAID CURVE, PASSING A 5/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 7 AND THE EAST CORNER OF LOT 6, SAID BLOCK, AT AN ARC DISTANCE OF 166.71 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1 AND 6 A TOTAL ARC DISTANCE OF 193.93 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 48° 30' 46" WEST – 193.81 FEET;

THENCE NORTH 51° 55' 08" WEST ALONG SAID COMMON LINE, PASSING A 5/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 6 AND THE EAST CORNER OF AFORESAID LOT 5 AT A DISTANCE OF 22.79 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1 AND 5, PASSING A 5/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 5 AND THE EAST CORNER OF LOT 4, SAID BLOCK, AT A DISTANCE OF 72.79 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1 AND 4, PASSING A 5/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 4 AND THE EAST CORNER OF LOT 3, SAID BLOCK, AT A DISTANCE OF 122.79 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1 AND 3, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 3 AND THE EAST CORNER OF LOT 2, SAID BLOCK, AT A DISTANCE OF 172.79 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 A TOTAL DISTANCE OF 227.79 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF SAID LOT 2, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF KICKAPOO DRIVE (57 FOOT RIGHT-OF-WAY);

THENCE NORTH 38° 04' 52" EAST, A DISTANCE OF 97.00 FEET ALONG SAID SOUTHEAST LINE;

THENCE NORTH 83° 04' 52" EAST, A DISTANCE OF 21.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 52,254 SQUARE FEET OR 1.200 ACRES OF LAND.



VICINITY MAP

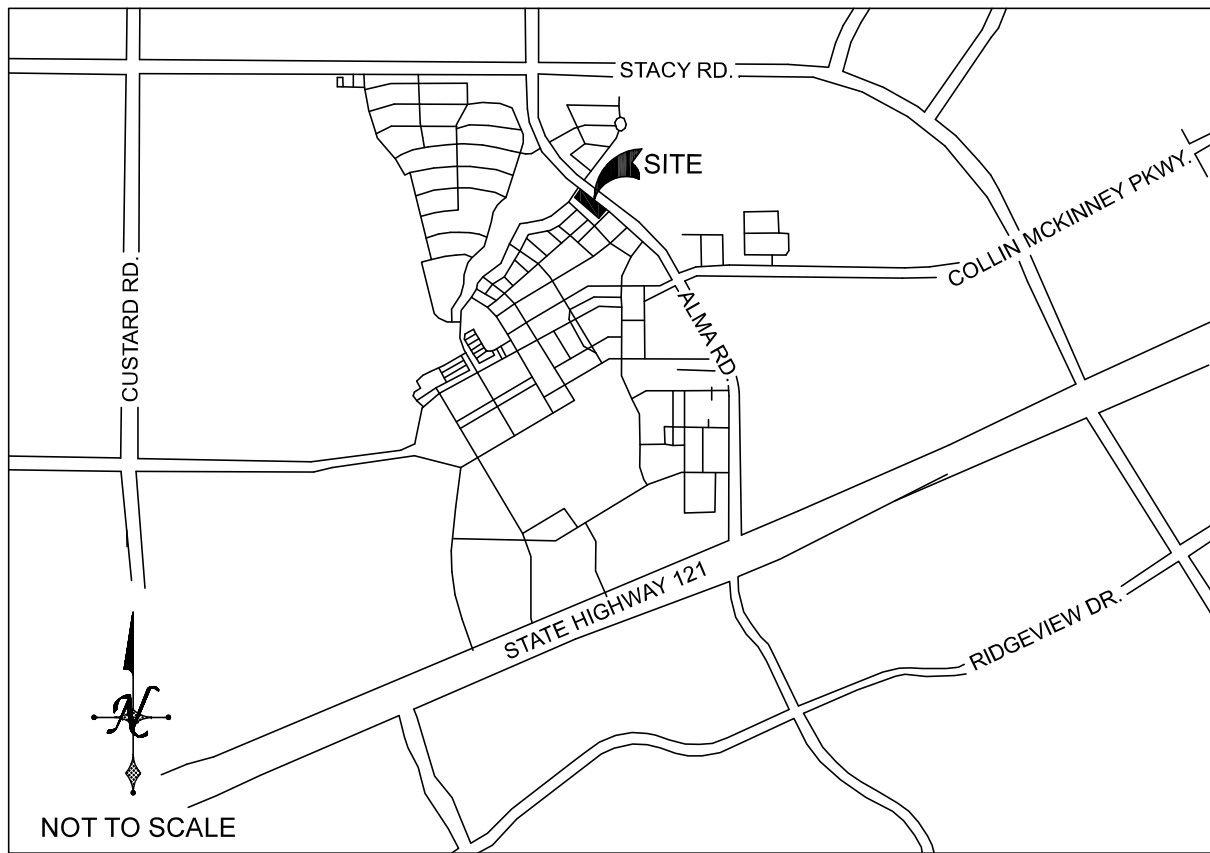


EXHIBIT C

ZONING EXHIBIT

WHEREAS Saltland Properties, LP is the Owner of a tract of land situated in the George F. Lucas Survey, Abstract Number 540, Collin County, Texas, as described by Deed recorded in Instrument Number 20151202001510970, O.P.R.C.C.T. (Official Public Records, Collin County, Texas), said Saltland Properties Tract also being known as Lot 1, Block P, Trails At Craig Ranch Phase 3 Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume 2014, Page 709, P.R.C.C.T. (Plat Records, Collin County, Texas), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the intersection of Alma Road (variable width right-of-way) with Kickapoo Drive (57' right-of-way), same being on a Southwest line of said Alma Road;

THENCE South 51 Degrees 55 Minutes 08 Seconds East, continuing along said Southwest line of Alma Road, a distance of 431.37 feet to a 5/8 inch iron rod found at the intersection of said Alma Road with Wessex Court (52' right-of-way);

THENCE South 06 Degrees 50 Minutes 06 Seconds East, departing said Southwest line of Alma Road, and continuing along a Westerly line of said Wessex Court, a distance of 21.18 feet to a 1/2 inch iron rod found at an angle point in the Westerly lines of said Wessex Court, same being the point of curvature of a tangent curve to the right;

THENCE continuing along a Westerly line of said Wessex Court, same being along said tangent curve to the right through a central angle of 08 Degrees 07 Minutes 29 Seconds, having a radius of 574.00 feet, with a chord bearing and distance of South 42 Degrees 51 Minutes 09 Seconds West, 81.33 feet, an arc length of 81.40 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE South 46 Degrees 54 Minutes 54 Seconds West, continuing along a Westerly line of said Wessex Court, a distance of 31.25 feet to a 1/2 inch iron rod found at the East corner of Lot 9, Block P, of said Trails at Craig Ranch Phase 3 Addition;

THENCE North 45 Degrees 06 Minutes 23 Seconds West, departing the Westerly lines of said Wessex Court, and continuing along a Northeasterly line of said Lot 9, Block P, a distance of 28.75 feet to a 1/2 inch iron rod found at the beginning of a tangent curve to the left;

THENCE continuing along the Northeasterly lines of Lots 6, 7, 8, and 9, Block P, of said Trails at Craig Ranch Phase 3 Addition, same being along said tangent curve to the left through a central angle of 06 Degrees 48 Minutes 45 Seconds, having a radius of 1,631.00 feet, with a chord bearing and distance of North 48 Degrees 30 Minutes 45 Seconds West, 193.81 feet, an arc length of 193.93 feet to a 1/2 inch iron rod found at the end of said curve, same being in a Northeasterly line of said Lot 6, Block P;

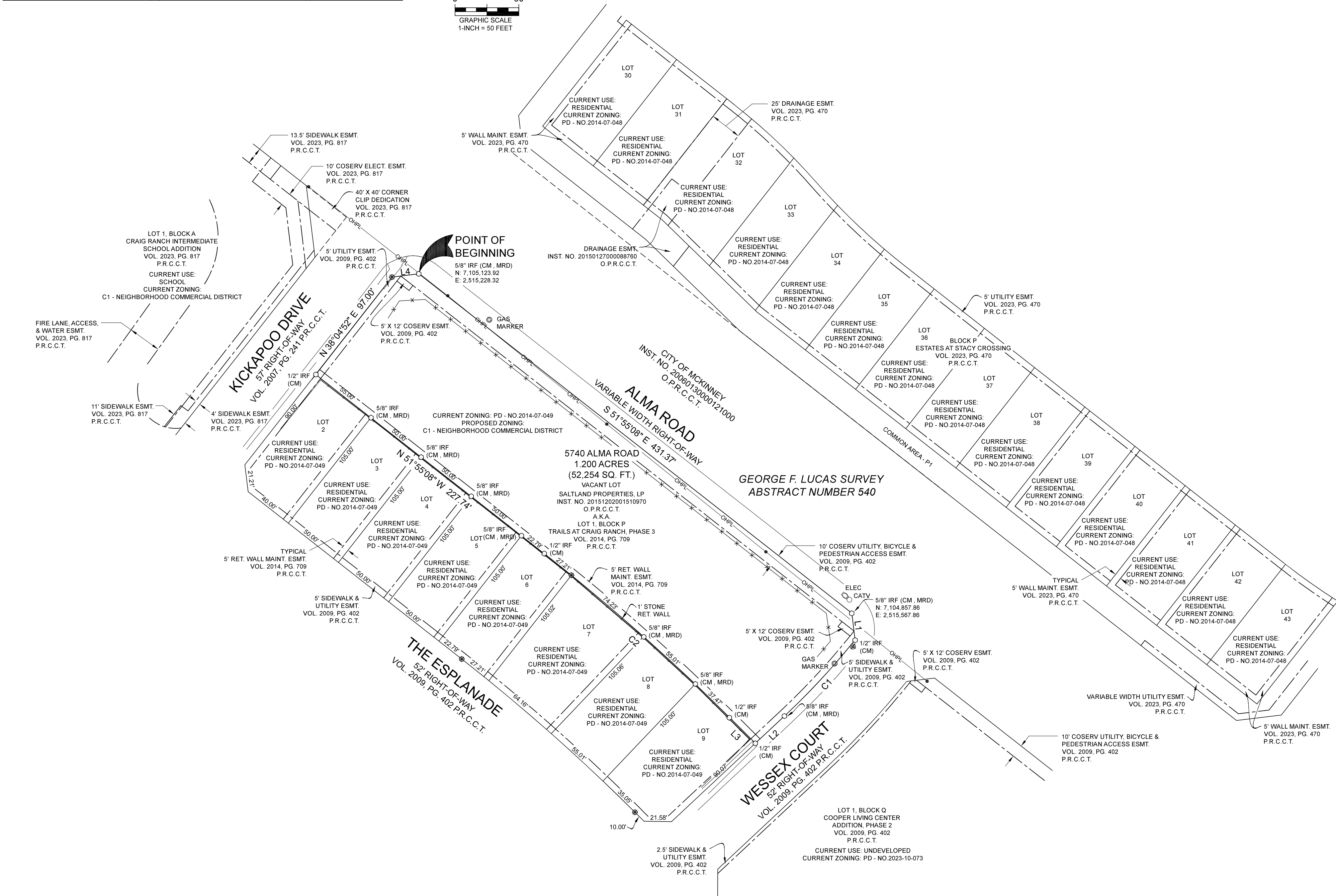
THENCE North 51 Degrees 55 Minutes 08 Seconds West, continuing along the Northeasterly lines of Lots 2, 3, 4, 5, and 6, Block P, of said Trails at Craig Ranch Phase 3 Addition, a distance of 227.74 feet to a 1/2 inch iron rod found at the North corner said Lot 2, Block P, same being in a Southeasterly line of said Kickapoo Drive;

THENCE North 38 Degrees 04 Minutes 52 Seconds East, along said Southeast line of Kickapoo Drive, a distance of 97.00 feet to an angle point in the Southeasterly lines of said Kickapoo Drive;

THENCE North 83 Degrees 04 Minutes 52 Seconds East, continuing along a Southeast line of said Kickapoo Drive, a distance of 21.21 feet to the POINT OF BEGINNING and containing 1.200 acres (52,254 square feet) of land.

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.
- FIELD WORK PERFORMED IN APRIL, 2025.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. PROPERTY MAY BE SUBJECT TO EASEMENTS, ORDINANCES, OR OTHER ENCUMBRANCES WHICH ARE NOT SHOWN HEREON.



LEGEND:

P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
IRF IRON ROD FOUND
ESMT. EASEMENT
CM CONTROLLING MONUMENT
MRD MONUMENT OF RECORD DIGNITY
O MONUMENT FOUND AS NOTED
P POINT FOR CORNER

LINE	BEARING	DISTANCE
L1	S 06°50'06" E	21.18'
L2	S 46°54'54" W	31.25'
L3	N 45°06'23" W	28.75'
L4	N 83°04'52" E	21.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	574.00'	81.40'	81.33'	S 42°51'09" W	08°07'29"
C2	1631.00'	193.93'	193.81'	N 48°30'45" W	06°48'45"



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303
ROCKWALL, TEXAS 75082
SURVEYOR: ZACHARY NELSON - R.P.L.S. 6767
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: 214-326-1090
JOB NO.: 202503351 PREPARATION DATE: 2025/05/01 DRAWN BY: ANR

ZONING EXHIBIT

LOT 1, BLOCK P
TRAILS AT CRAIG RANCH PHASE 3
VOL. 2014, PG. 709 M.R.C.C.T.
1.200 ACRES

SHEET
1 OF 1

Scale: 1" = 50'
Date: 2025-04-21
G. F. No.: N/A
Job no.: 202503351
Drawn by: ANR