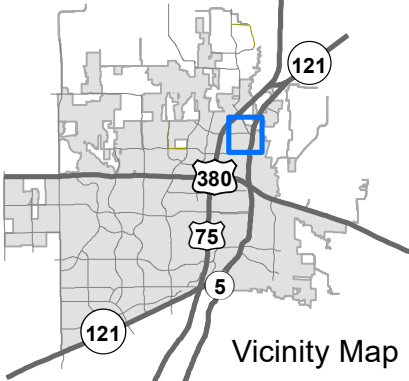
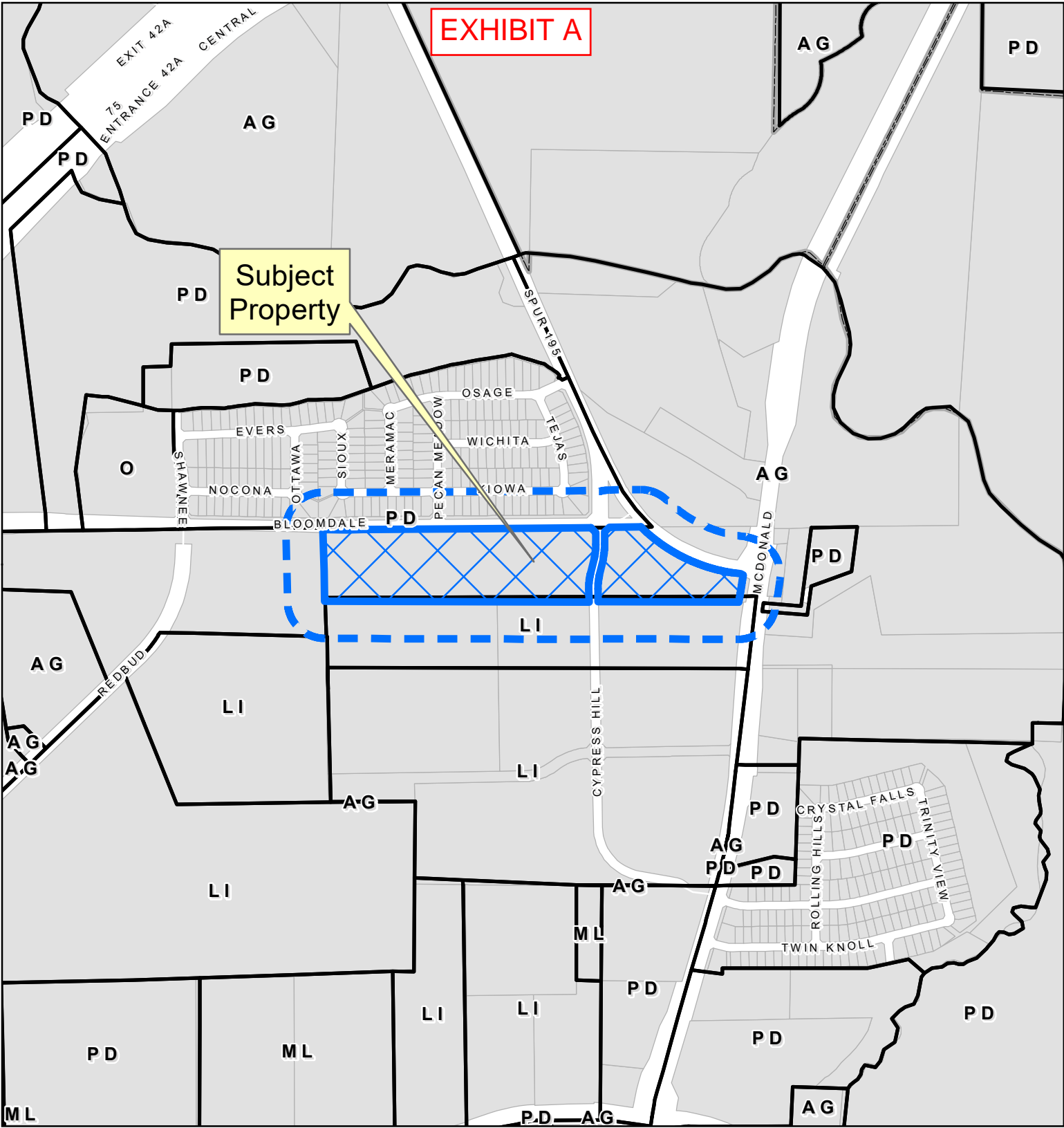
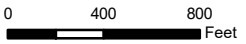


EXHIBIT A

Subject Property



LOCATION MAP
ZONE2024-0096



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.



METES AND BOUNDS DESCRIPTION:

TRACT 1:

BEING a 16.271 acre tract of land situated in the John Hart Survey, Abstract Number 423, City of McKinney, Collin County, Texas, being part of a tract of land described in a Special Warranty Deed to Seminole BloominFive, LP, recorded in Instrument Number 2080317000317660, Official Public Records, Collin County, Texas (OPRCCT), said 16.271 acre being more particularly described as follows:

BEGINNING in the North line of said Seminole BloominFive tract at the intersection of the South line of Bloomdale Road and the West line of Cypress Hill Drive;

THENCE Southerly with the west line of said Cypress Hill Drive the following six (6) courses and distances:

1. South 45°27'34" East, a distance of 39.65 feet to a point for corner;
2. South 0°26'23" East, a distance of 72.06 feet to the beginning of a curve the right having a radius of 342.50 feet;
3. Southerly along said curve through a central angle of 13° 22' 29" an arc distance of 79.95, and a chord bearing and distance of South 6°14'51" West, a distance of 79.77 feet to a point for corner;
4. South 12°56'05" West, a distance of 100.00 feet to the beginning of a curve the left having a radius a radius of 397.50 feet;
5. Southerly along said curve through a central angle of 13°54'59" an arc distance of 96.55 feet, and a chord bearing and distance of South 5°58'35" West, a distance of 96.31 feet to a point for corner;
6. South 0°58'54" East, a distance of 74.29 feet to a point at the Northeast corner of Lot 5R, Block A of McKinney Logistics Center, an addition a to the City of McKinney recorded in Book 2023, Page 358 of the Plat Records, Collin County, Texas (PRCCT);

THENCE North 89°48'33" West, with the North line of said Addition, a distance of 1,594.87 feet to a point at the Northwest corner of Lot 6, Block A of said Addition and being in the West line of said Seminole BloominFive tract and a Boundary line agreement recorded in Instrument Number 20200923001627270 OPRCCT;

THENCE North 1°06'56" West, a distance of 184.24 feet to a found ½" iron rod;

THENCE North 1°40'14" West, a distance of 246.59 feet to a found 3/8" iron rod in the South line of said Bloomdale Road and the North line of said Seminole BloominFive tract;

THENCE Easterly with said South line of said Bloomdale Road and the North line of said Seminole BloominFive tract the following four (4) courses and distances:

1. South 89°47'07" East, a distance of 140.16 feet to a point for corner;
2. North 89°35'47" East, a distance of 102.64 feet to a point for corner;
3. North 89°35'48" East, a distance of 781.36 feet to a point for corner;
4. North 89°31'01" East, a distance of 592.32 feet to **THE POINT OF BEGINNING** and containing 16.271 acres, or 708,759 square feet of land, more or less.

EXHIBIT B

TRACT 2:

BEING a 6.146 acre tract of land situated in the John Hart Survey, Abstract Number 423, City of McKinney, Collin County, Texas, being part of a tract of land described in a Special Warranty Deed to Seminole BloominFive, LP, recorded in Instrument Number 2080317000317660, Official Public Records, Collin County, Texas (OPRCCT), said 16.271 acre being more particularly described as follows:

BEGINNING in the North line of said Seminole BloominFive tract at the intersection of the South line of Bloomdale Road and the East line of Cypress Hill Drive;

THENCE North 89°31'01" East, with said South line of said Bloomdale Road and the North line of said Seminole BloominFive tract, a distance of 191.00 feet to a found ½" iron rod in the Southerly line of Farm-to-Market No. 543 (Spur 195) and to the beginning of a non-tangent curve to the left having a radius of 1,000.61 feet,

THENCE Southeasterly, along said curve through a central angle of 36°44'11" an arc distance of 641.56 feet and a chord bearing and distance of South 63°53'54" East, a distance of 630.63 feet to a point for corner;

THENCE South 82°13'52" East, a distance of 35.54 feet to a point for corner;

THENCE South 61°59'55" East, a distance of 15.35 feet to a point in the West line of North McDonald Street (State Highway No. 5) and to the beginning of a non-tangent curve to the right having a radius of 2,949.79 feet,

THENCE Southeasterly, along said curve through a central angle of 3°12'16" an arc distance of 164.98 feet and a chord bearing and distance of South 09°19'40" West, a distance of 164.96 feet to a point for corner;

THENCE North 89°48'33" West, leaving said West line 846.45 feet to a point in the East line of said Cypress Hill Drive at the Norwest corner of Lot 4R1, Block A of McKinney Logistics Center, Phase 2, an addition to the City of McKinney recorded in Book 2022, Page 502 of the Plat Records, Collin County, Texas (PRCCT);

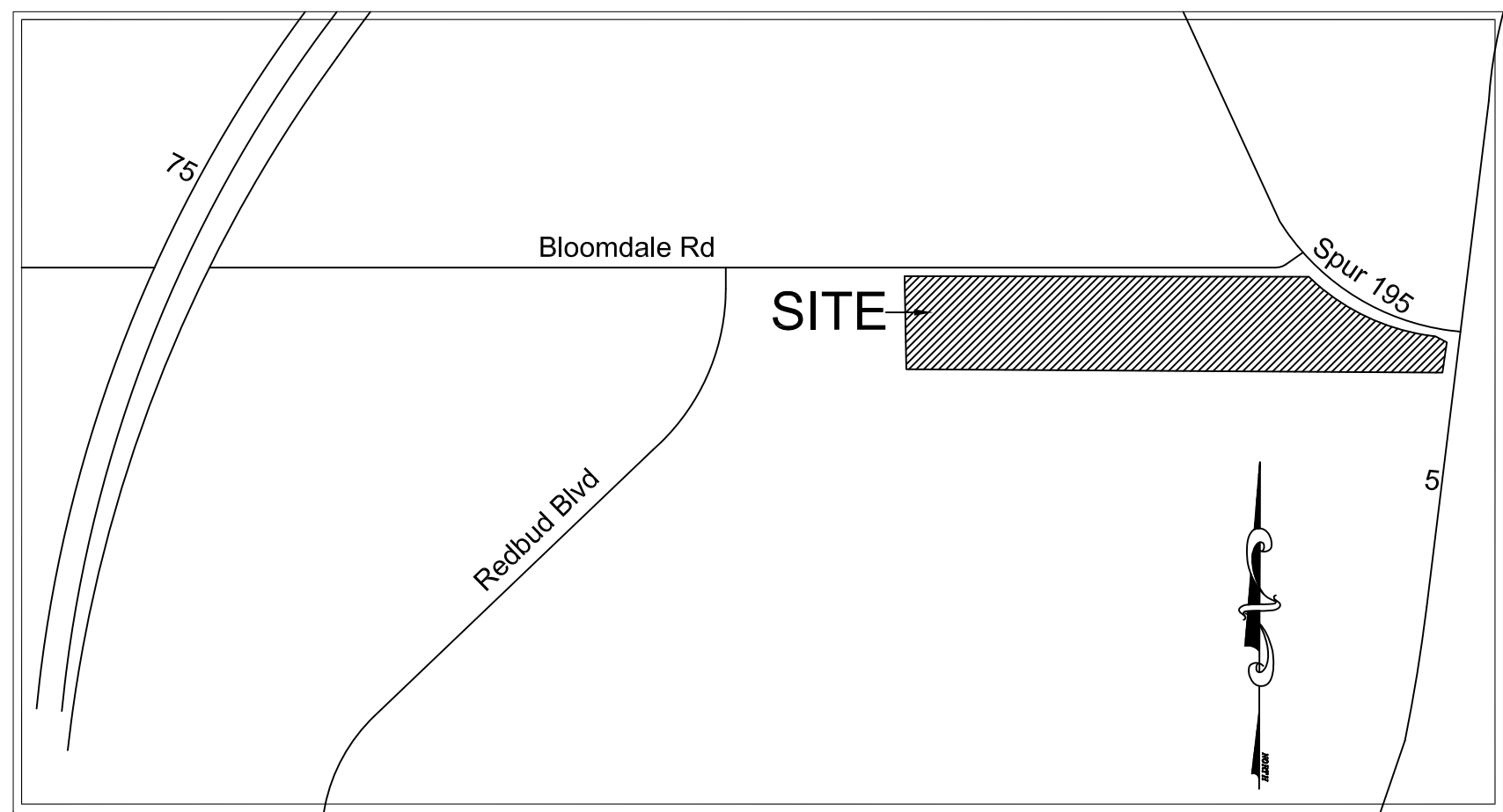
THENCE Northerly with the west line of said Cypress Hill Drive the following six (6) courses and distances:

1. North 0°58'54" West, a distance of 75.42 feet to the beginning of a curve to the right having a radius of 342.50 feet;
2. Northerly along said curve through a central angle of 13°54'56" an arc distance of 83.18 feet and a chord bearing and distance of North 5°58'35" East, a distance of 82.98 feet to a point for corner;
3. North 12°56'05" East, a distance of 100.00 feet to the beginning of a curve to the left having a radius of 397.50 feet;

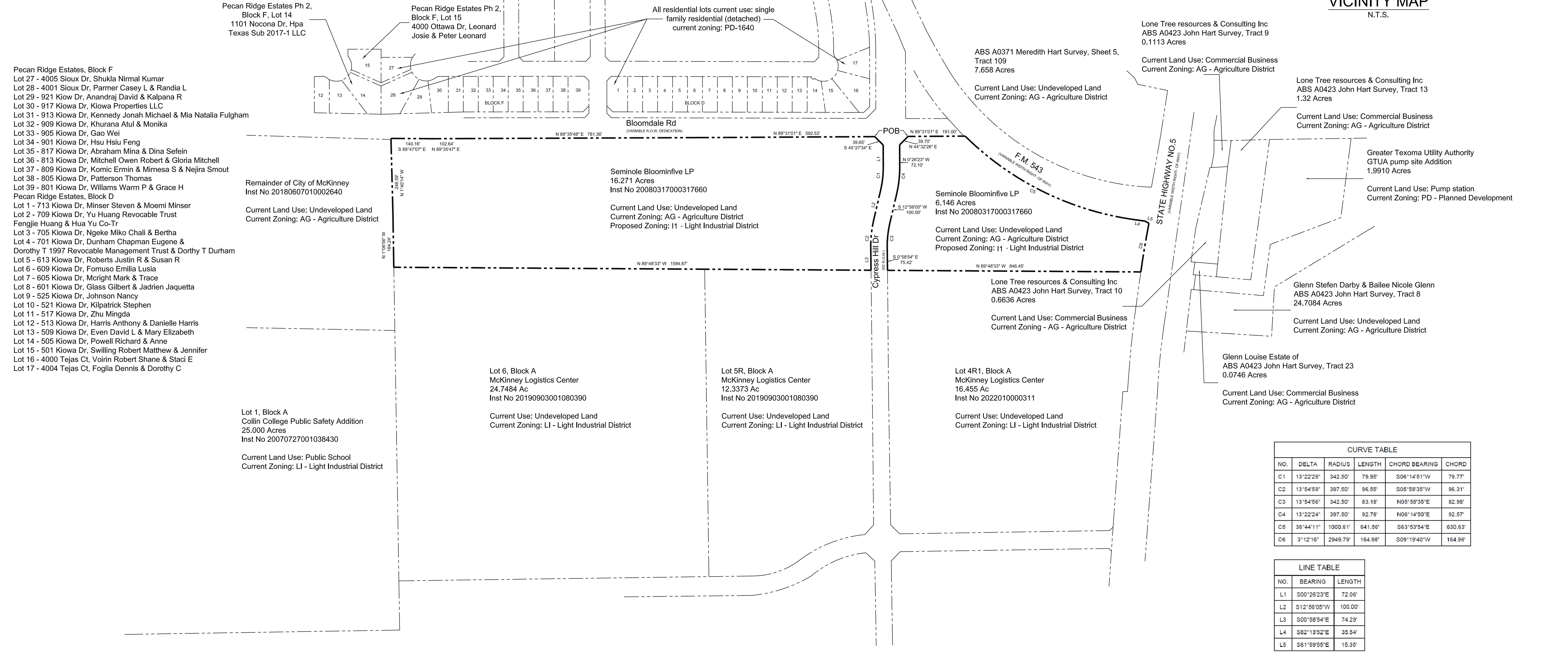
EXHIBIT B

4. Northerly along said curve through a central angle of $13^{\circ}22'24''$ an arc distance of 92.78 feet and a chord bearing and distance of North $6^{\circ}14'50''$ East, a distance of 92.57 feet to a point for corner;
5. North $0^{\circ}26'23''$ West, a distance of 72.10 feet to a point for corner;
6. North $44^{\circ}32'26''$ East, a distance of 39.70 feet to **THE POINT OF BEGINNING** and containing 6.146 acres, or 267,701 square feet of land, more or less.

EXHIBIT C

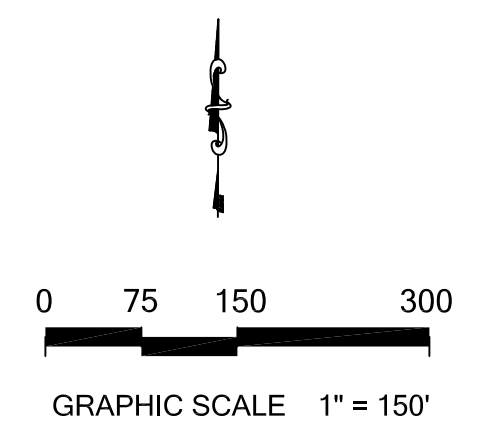


VICINITY MAP
N.T.S.



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°22'29"	342.50'	79.95'	S06°14'51"W	79.77'
C2	13°54'59"	397.50'	96.55'	S05°58'35"W	96.31'
C3	13°54'56"	342.50'	83.18'	N05°58'35"E	82.98'
C4	13°22'24"	397.50'	92.78'	N06°14'50"E	92.57'
C5	36°44'11"	1000.61'	641.56'	S63°53'54"E	630.63'
C6	3°12'16"	2949.79'	164.98'	S09°19'40"W	164.98'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°26'23"E	72.06'
L2	S12°56'05"W	100.00'
L3	S00°58'54"E	74.29'
L4	S82°13'52"E	35.54'
L5	S61°59'56"E	15.35'



ZONING EXHIBIT

ZONE2024-0096

3991 N MCDONALD ST

CITY OF MCKINNEY

COLLIN COUNTY, TEXAS 75071