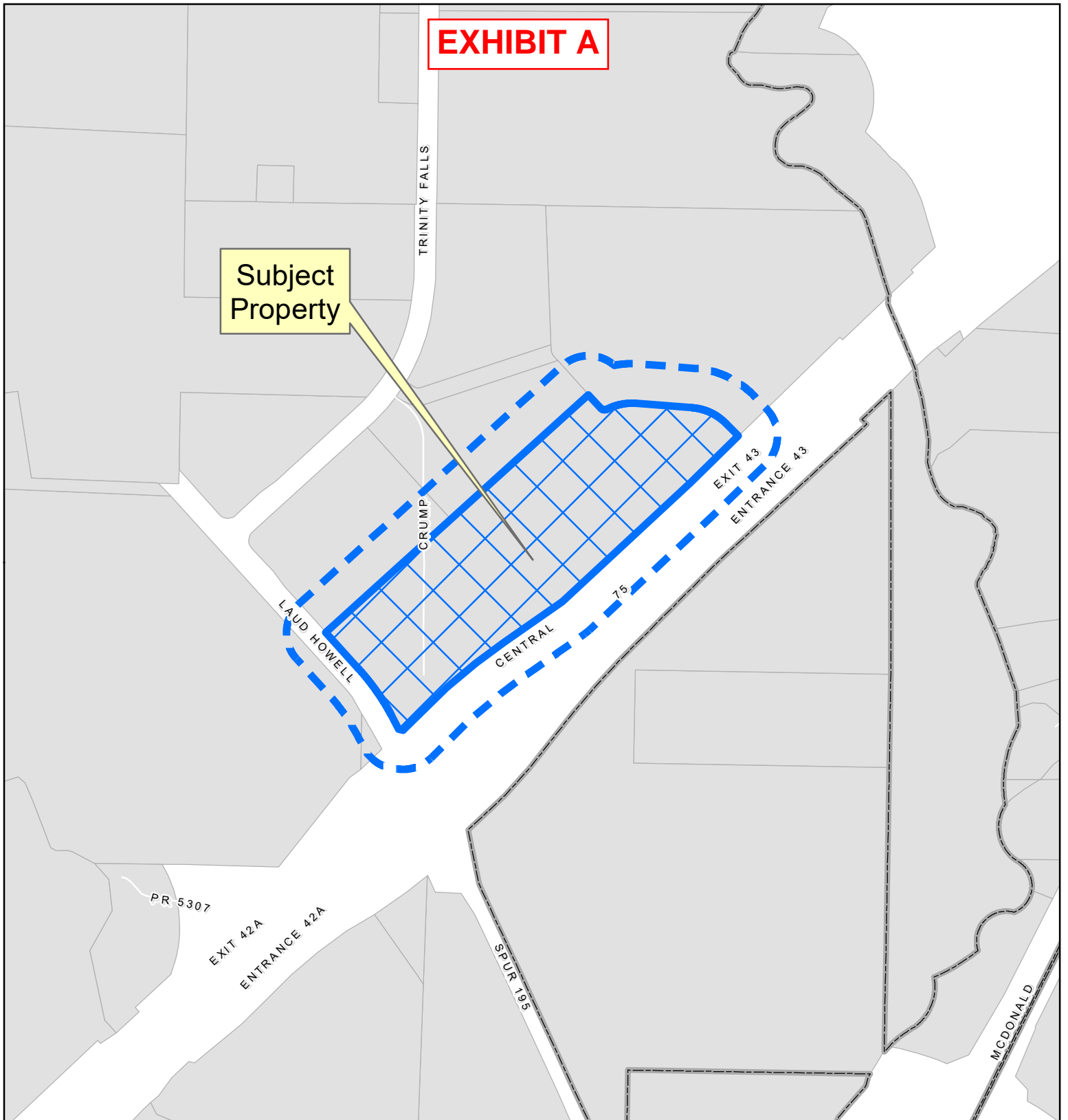


# EXHIBIT A

Subject  
Property



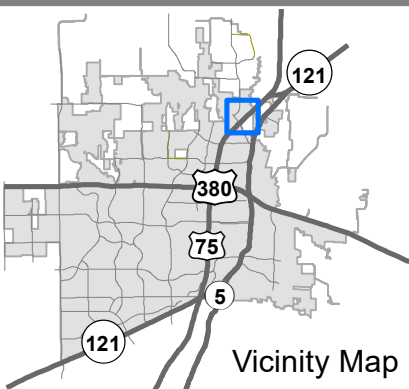
## Property Owner Notification Map

ZONE2025-0103

0 380 760 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.



Vicinity Map

## EXHIBIT B

### 39.533-ACRE TRACT METES AND BOUNDS

BEING A TRACT OF LAND LOCATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, COLLIN COUNTY, TEXAS, BEING ALL OF LOT 2R1, BLOCK A, ADDISON WILSON ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2023, PAGE 831, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST END OF A RIGHT-OF-WAY CORNER CLIP AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF NORTH CENTRAL EXPRESSWAY (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE NORTHEAST RIGHT-OF-WAY OF LAUD HOWELL PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 81°14'14" W, ALONG SAID CORNER CLIP, A DISTANCE OF 26.34 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2R AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID LAUD HOWELL PARKWAY AS FOLLOWS:

1) N 26°58'46" W, A DISTANCE OF 59.42 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

2) N 26°58'53" W, A DISTANCE OF 15.79 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

3) N 28°30'32" W, A DISTANCE OF 17.73 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;

4) NORTHWESTERLY, AN ARC LENGTH OF 324.51 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1365.00 FEET, A DELTA ANGLE OF 13°37'17", AND A CHORD BEARING OF N 35°19'10" W, 323.75 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

5) N 42°07'48" W, A DISTANCE OF 276.23 FEET TO AN "X" CUT SET, BEING THE WEST CORNER OF SAID LOT 2R AND THE SOUTH CORNER OF LOT 1, BLOCK A, ADDISON WILSON ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 2020, PAGE 92, P.R.C.C.T.;

THENCE N 47°52'12" E, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID LAUD HOWELL PARKWAY, ALONG THE NORTHWEST LINE OF SAID LOT 2R AND THE SOUTHEAST LINE OF SAID LOT 1, AT A DISTANCE OF 960.00 FEET PASSING AN "X" CUT SET, BEING THE EAST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF LOT 1R, BLOCK B, OF SAID ADDISON WILSON ADDITION RECORDED IN VOLUME 2023, PAGE 831, AND CONTINUING IN ALL A TOTAL DISTANCE OF 2020.97 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTHWEST LINE OF LOT 3R, BLOCK B OF SAID ADDISON WILSON ADDITION RECORDED IN VOLUME 2023, PAGE 831, P.R.C.C.T., SAID IRON ROD BEING THE NORTH CORNER OF SAID LOT 2R AND THE EAST CORNER OF SAID LOT 1R;

## EXHIBIT B

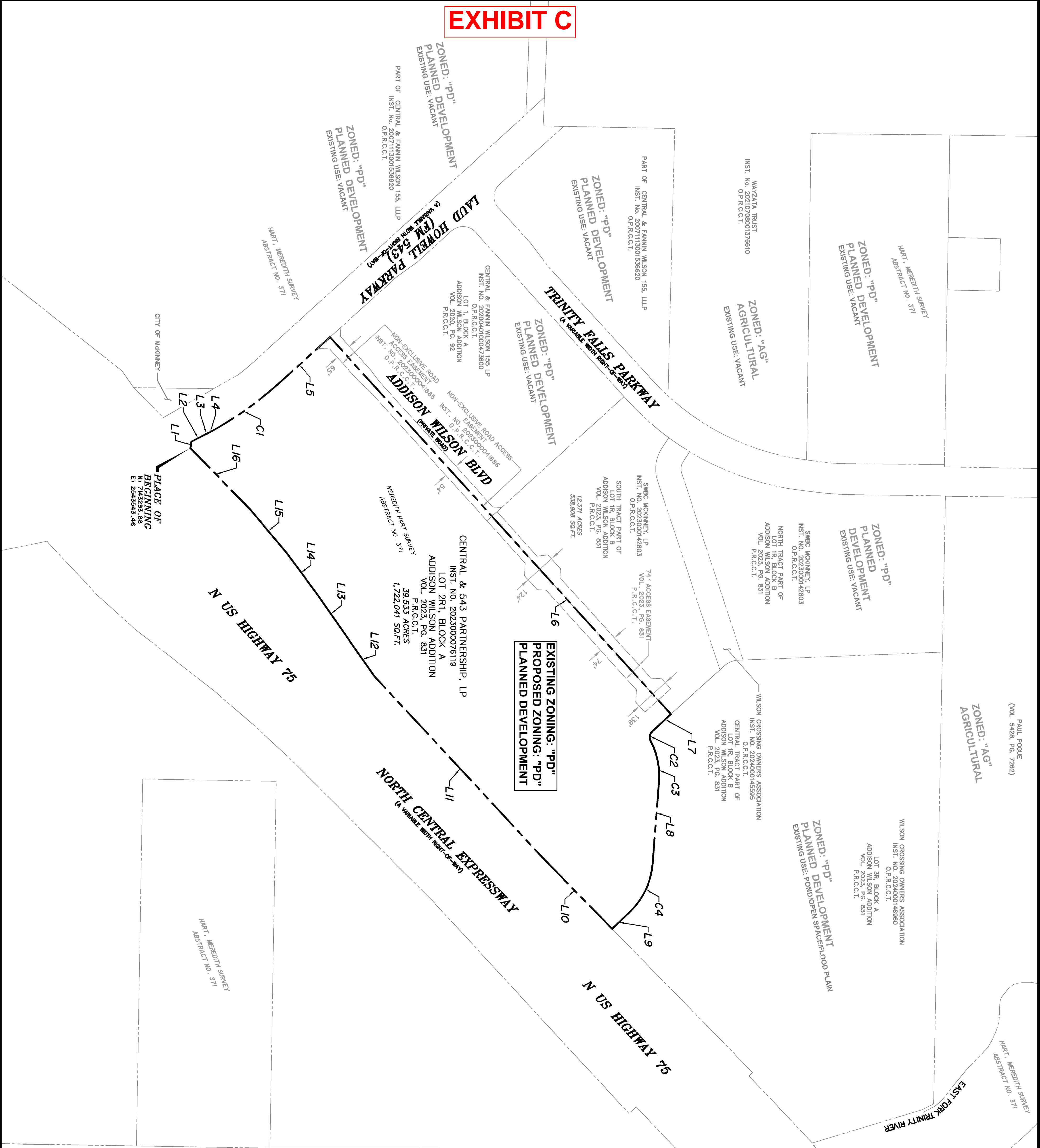
THENCE ALONG THE NORTHWEST LINE OF SAID LOT 2R AND THE SOUTHEAST LINE OF SAID LOT 3R AS FOLLOWS:

- 1) S 43°10'11" E, A DISTANCE OF 102.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE TO THE LEFT;
- 2) SOUTHEASTERLY, AN ARC LENGTH OF 39.04 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 74°33'39", AND A CHORD BEARING OF S 80°27'01" E, 36.34 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- 3) NORTHEASTERLY, AN ARC LENGTH OF 168.13 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 32°06'38", AND A CHORD BEARING OF N 78°19'23" E, 165.94 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 4) S 85°37'18" E, A DISTANCE OF 325.38 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE BEGINNING OF A CURVE THE RIGHT;
- 5) SOUTHEASTERLY, AN ARC LENGTH OF 217.88 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 41°36'43", AND A CHORD BEARING OF S 64°48'56" E, 213.12 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 6) S 44°00'35" E, A DISTANCE OF 98.51 FEET TO A POINT IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY, FROM WHICH AN IRON ROD FOUND WITH A CAP (ILLEGIBLE) BEARS S 33°38' E A DISTANCE OF 1.2 FEET, SAID POINT BEING THE EAST CORNER OF SAID LOT 2R AND THE SOUTH CORNER OF SAID LOT 3R;

THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 2R AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID NORTH CENTRAL EXPRESSWAY AS FOLLOWS:

- 1) S 45°38'10" W, A DISTANCE OF 378.64 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 2) S 47°07'33" W, A DISTANCE OF 1000.06 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 3) S 55°01'35" W, A DISTANCE OF 202.24 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 4) S 55°18'23" W, A DISTANCE OF 202.39 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 5) S 53°20'18" W, A DISTANCE OF 201.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 6) S 49°55'46" W, A DISTANCE OF 219.81 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";
- 7) S 45°44'56" W, A DISTANCE OF 343.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 39.533 ACRES (1,722,041 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT C



LINE TABLE		
LINE	BEARING	DIST
L1	N81°14'14"W	26.34'
L2	N26°58'46"W	59.42'
L3	N26°58'53"W	15.79'
L4	N28°30'32"W	17.73'
L5	N42°07'48"W	276.23'
L6	N47°52'12"E	2020.97'
L7	S43°10'11"E	102.23'
L8	S65°37'18"E	325.38'
L9	S44°00'35"E	98.51'
L10	S45°38'10"W	378.64'
L11	S47°07'33"W	1000.06'
L12	S65°01'35"W	202.24'
L13	S65°18'23"W	202.39'
L14	S53°20'18"W	201.43'
L15	S49°55'46"W	219.81'
L16	S45°44'56"W	343.76'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	324.51'	1365.00'	18°37'17"	N85°19'10"W	323.75'
C2	39.04'	30.00'	74°33'39"	S80°27'01"E	36.34'
C3	168.13'	300.00'	32°06'38"	N78°18'23"E	165.94'
C4	217.88'	300.00'	41°36'43"	S64°48'56"E	215.12'

- NOTES:
1. N US HIGHWAY 75 (FREEWAY): 450' RIGHT-OF-WAY
  2. LAUD HOWELL PARKWAY: 130' RIGHT-OF-WAY
  3. ADDISON WILSON BOULEVARD: 74' EASEMENT PRIVATE ACCESS ROAD

LEGEND

PROPERTY LINE

PD PLANNED DEVELOPMENT

AG AGRICULTURAL

ZONING EXHIBIT

LOT 2R1, BLOCK A,

ADDISON WILSON ADDITION

39.533 ACRES

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:  
WIER & ASSOCIATES, INC.  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200C ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10353900

DATE: 9/15/2025  
W.A. No. 25032



## EXHIBIT D

### DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the requirements of the City's Code of Ordinances, and as amended, except as noted below.

The subject property shall develop in accordance with Section 204P of the Unified Development Code (“C3” – Regional Commercial) of the Zoning Ordinance, as amended, except as follows:

#### **Hospital, Medical Office, or Clinic Development Standards:**

- **Space Limits:**
  - Maximum Building Height: 12-stories (210 feet)
- **Landscape Requirements:**
  - Street Buffer
    - Adjacent to U.S. 75 (ft.): 30
    - Adjacent to Laud Howell Parkway (ft.): 30
  - Parking Area
    - 1 canopy tree for every 7 surface parking spaces; every surface parking space located within 100 feet of a tree