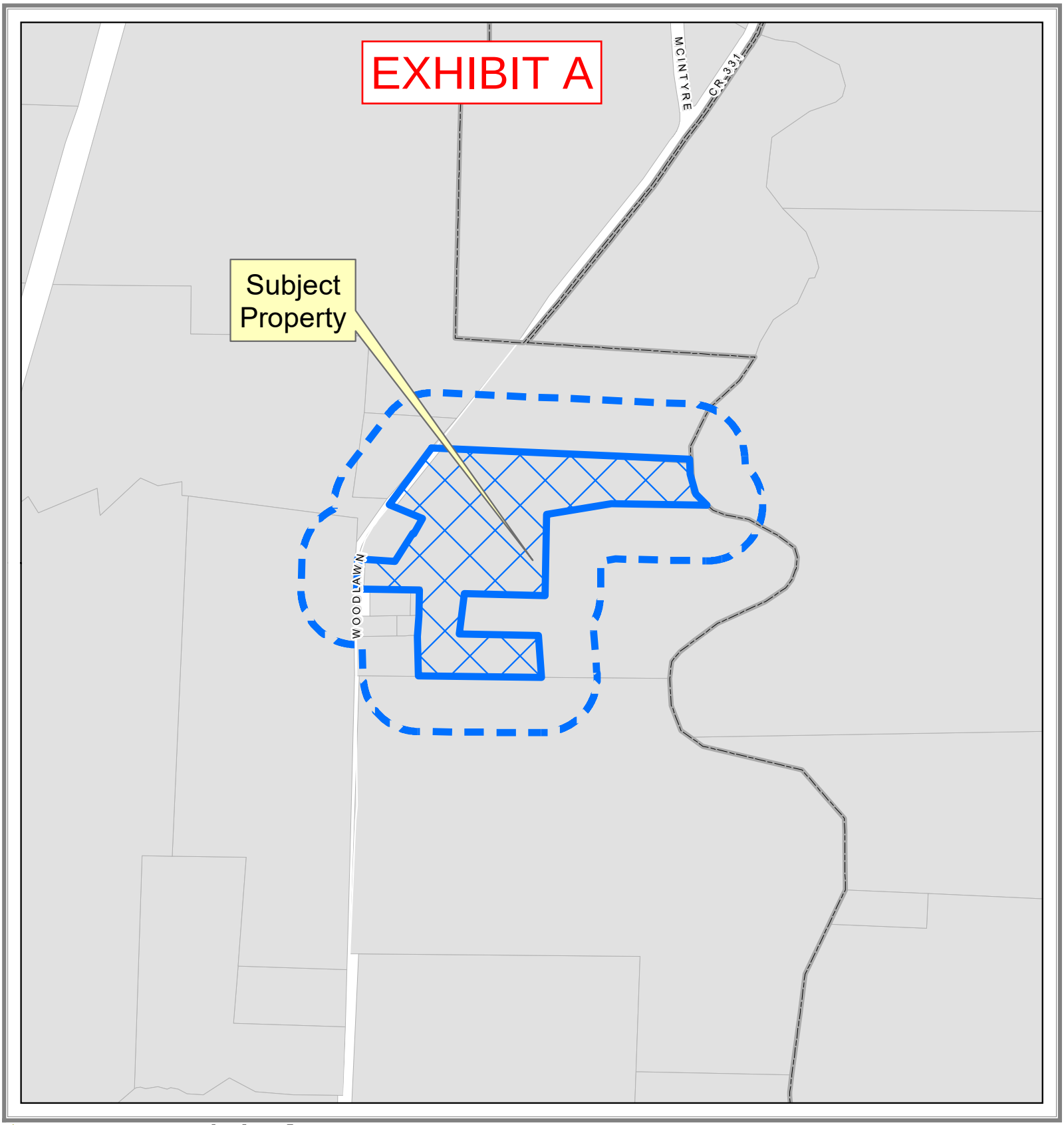
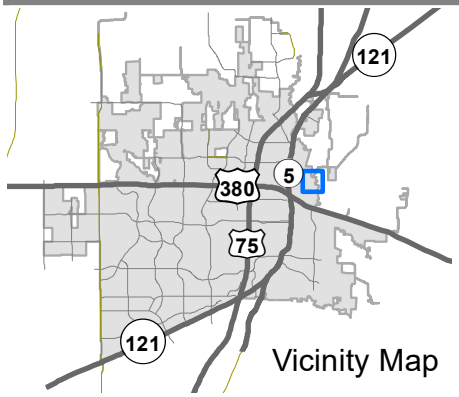
EXHIBIT A





Vicinity Map

Location Map

ZONE2024-0148

0 240 480 Feet

205' Buffer

Case

N

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.

McKINNEY TEXAS

Unique by nature.

EXHIBIT B

BIGGS & MATHEWS ENVIRONMENTAL
205 N. Green St.
Grand Saline, Texas 75140 ♦ Phone: 903-497-4998
TBPE No. F-256 ♦ TBPG No. 50222♦ TBPELS No. 10194895

BOUNDARY SURVEY
METES AND BOUNDS DESCRIPTION

11.112 ACRE TRACT

BEING A 11.112 ACRE TRACT OF LAND LOCATED IN THE W. DAVIS SURVEY, ABSTRACT NO. 248, COLLIN COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 19.462 ACRE TRACT AS DESCRIBED IN A DEED FROM DAVIS WAYNE FOWLER AND WIFE, DELORIS FOWLER TO STEVE CARAWAY, DATED JANUARY 23, 2008 AND RECORDED IN DOCUMENT NO. 20080130000118240, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), THE RESIDE OF A CALLED 11.549 ACRE TRACT AS DESCRIBED IN A DEED FROM DAVIS WAYNE FOWLER, JOINED BY SPOUSE, DELORIS F. FOWLER, AND BRENDA SEABOLT, JOINED BY SPOUSE, J.R. SEABOLT TO STEVE CARAWAY, DATED OCTOBER 18, 2006 AND RECORDED IN DOCUMENT NO. 20061020001512160, O.P.R.C.C.T., AND ALL OF A CALLED 0.115 ACRE TRACT, DESCRIBED AS TRACT TWO IN A DEED TO STEVE CARAWAY, DATED OCTOBER 18, 2006, RECORDED IN DOCUMENT NO. 20061020001512160, O.P.R.C.C.T., SAID 11.112 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN WOODLAWN ROAD, AT THE SOUTHWEST CORNER OF A CALLED 8.25 ACRE TRACT AS DESCRIBED IN A DEED FROM STEVE CARAWAY TO ALFAHAD TRANSPORTATION, INC., DATED FEBRUARY 24, 2022 AND RECORDED IN DOCUMENT NO. 20220225000315850, O.P.R.C.C.T., FROM WHICH A 1/2-INCH IRON ROD WITH A CAP FOUND AT THE INTERSECTION OF THE EAST LINE OF SAID WOODLAWN ROAD WITH THE NORTH LINE OF SAID 8.25 ACRE TRACT BEARS NORTH 42 DEGREES 17 MINUTES 34 SECONDS EAST, A DISTANCE OF 518.91 FEET;

THENCE SOUTH 87 DEGREES 28 MINUTES 13 SECONDS EAST, WITH THE SOUTH LINE OF SAID 8.25 ACRE TRACT, PASSING A 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "BME 6763" SET FOR REFERENCE AT 29.20 FEET, PASSING ANOTHER 1/2-INCH IRON ROD WITH AN ORANGE CAP STAMPED "BME 6763" SET FOR REFERENCE AT 833.89 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 953.26 FEET TO A POINT IN EAST FORK CREEK, AT THE SOUTHEAST CORNER OF SAID 8.25 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF SAID 8.25 ACRE TRACT BEARS NORTH 25 DEGREES 18 MINUTES 30 SECONDS EAST, A DISTANCE OF 422.04 FEET;

THENCE WITH SAID EAST FORK CREEK, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 03 DEGREES 24 MINUTES 44 SECONDS EAST, A DISTANCE OF 53.68 FEET TO A POINT FOR CORNER;
2. SOUTH 14 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 76.86 FEET TO A POINT FOR CORNER;
3. SOUTH 45 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 59.81 FEET TO A POINT AT THE ORIGINAL MOST EASTERLY SOUTHEAST CORNER OF SAID 19.462 ACRE TRACT;

THENCE NORTH 88 DEGREES 51 MINUTES 48 SECONDS WEST, WITH AN ORIGINAL SOUTHEAST LINE OF SAID 19.462 ACRE TRACT, PASSING A 1/2-INCH IRON ROD WITH A CAP FOUND AT THE NORTHEAST CORNER OF A CALLED 11.769 ACRE TRACT, DESCRIBED AS TRACT ONE IN A DEED FROM STEVE CARAWAY TO JENS MUELLER, DATED SEPTEMBER 9, 2011 AND RECORDED IN DOCUMENT NO. 20111107001203010, O.P.R.C.C.T. AT 50.63 FEET, CONTINUING WITH SAID COURSE AND WITH THE NORTH OF SAID 11.769 ACRE TRACT, PASSING ANOTHER 1/2-INCH IRON ROD WITH A CAP FOUND AT AN ORIGINAL ELL CORNER OF SAID 19.462 ACRE TRACT AT 240.08 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 354.37 FEET TO A 1/2-INCH IRON ROD WITH A CAP FOUND AT AN ANGLE POINT IN THE NORTH LINE OF SAID 11.769 ACRE TRACT;

THENCE SOUTH 80 DEGREES 25 MINUTES 23 SECONDS WEST, CONTINUING WITH THE NORTH LINE OF SAID 11.769 ACRE TRACT, A DISTANCE OF 242.99 FEET TO A 1/2-INCH IRON ROD WITH A CAP FOUND AT AN ELL CORNER OF SAME;

THENCE SOUTH 01 DEGREES 07 MINUTES 45 SECONDS WEST, WITH A WEST LINE OF SAID 11.769 ACRE TRACT, A DISTANCE OF 299.86 FEET TO A POINT FOR CORNER, FROM WHICH A 10-INCH WOOD FENCE CORNER FOUND BEARS NORTH 83 DEGREES 25 MINUTES 41 SECONDS EAST, A DISTANCE OF 7.92 FEET;

THENCE NORTH 88 DEGREES 43 MINUTES 03 SECONDS WEST, WITH A NORTH LINE OF SAID 11.769 ACRE TRACT, A DISTANCE OF 298.46 FEET TO A POINT FOR CORNER;

THENCE SOUTH 06 DEGREES 59 MINUTES 16 SECONDS WEST, WITH A WEST LINE OF SAID 11.769 ACRE TRACT, PASSING A 5/8-INCH IRON ROD FOUND AT 1.22 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 149.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 35 MINUTES 44 SECONDS EAST, WITH A SOUTH LINE OF SAID 11.769 ACRE TRACT, A DISTANCE OF 291.66 FEET TO A POINT FOR CORNER;

THENCE SOUTH 04 DEGREES 31 MINUTES 27 SECONDS EAST, WITH A WEST LINE OF SAID 11.769 ACRE TRACT, A DISTANCE OF 154.32 FEET TO A 1/2-INCH IRON ROD WITH A CAP FOUND IN THE NORTH LINE OF A CALLED 43.77 ACRE TRACT AS DESCRIBED IN A DEED FROM SYMPHONY NORTHCREEK, LLC, ET AL TO SAMVANA SPORTS & ENTERTAINMENT, LLC, DATED DECEMBER 6, 2024 AND RECORDED IN DOCUMENT NO. 2024000153050, O.P.R.C.C.T., AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 11.769 ACRE TRACT;

EXHIBIT B

BIGGS & MATHEWS ENVIRONMENTAL
205 N. Green St.
Grand Saline, Texas 75140 ♦ Phone: 903-497-4998
TBPE No. F-256 ♦ TBPG No. 50222♦ TBPELS No. 10194895

THENCE NORTH 89 DEGREES 25 MINUTES 32 SECONDS WEST, WITH THE COMMON LINE OF THE RESIDUE OF SAID 11.549 ACRE TRACT AND SAID 43.77 ACRE TRACT, A DISTANCE OF 454.28 FEET TO A 3-INCH STEEL POST FOUND AT THE COMMON CORNER OF THE RESIDUE OF SAID 11.549 ACRE TRACT AND A CALLED 0.634 ACRE TRACT AS DESCRIBED IN A DEED FROM WILLIAM A. SMITH, JR. TO ALEJANDRA MONTES, DATED FEBRUARY 19, 2010 AND RECORDED IN DOCUMENT NO. 20100223000171660, O.P.R.C.C.T.;

THENCE NORTH 01 DEGREES 46 MINUTES 43 SECONDS WEST, WITH THE COMMON LINE OF THE RESIDUE OF SAID 11.549 ACRE TRACT AND SAID 0.634 ACRE TRACT, A DISTANCE OF 147.02 FEET TO A FENCE POST FOUND AT THE COMMON CORNER OF SAID 0.634 ACRE TRACT AND A CALLED 0.138 ACRE TRACT AS DESCRIBED IN A DEED TO JENS MUELLER, DATED APRIL 13, 2017 AND RECORDED IN DOCUMENT NO. 20170425000525200, O.P.R.C.C.T.;

THENCE NORTH 04 DEGREES 44 MINUTES 43 SECONDS EAST, WITH THE EAST LINE OF SAID 0.138 ACRE TRACT, A DISTANCE OF 75.13 FEET TO A FENCE POST FOUND AT A COMMON CORNER OF SAID 0.138 ACRE TRACT AND A CALLED 0.173 ACRE TRACT AS DESCRIBED IN A DEED TO MEAGHAN K. CARAWAY AND SPOUSE, STEVE L. CARAWAY, DATED AUGUST 5, 2020 AND RECORDED IN DOCUMENT NO. 20201007001734390, O.P.R.C.C.T.;

THENCE NORTH 00 DEGREES 20 MINUTES 04 SECONDS EAST, WITH THE EAST LINE OF SAID 0.173 ACRE TRACT, A DISTANCE OF 96.60 FEET TO A POINT AT THE NORTHEAST CORNER OF SAME, AND BEING IN THE SOUTH LINE OF SAID 0.115 ACRE TRACT, FROM WHICH A FENCE CORNER FOUND BEARS SOUTH 89 DEGREES 13 MINUTES 36 SECONDS EAST, A DISTANCE OF 7.00 FEET;

THENCE NORTH 89 DEGREES 13 MINUTES 36 SECONDS WEST, WITH THE COMMON LINE OF SAID 0.115 ACRE TRACT, SAID 0.173 ACRE TRACT, AND A CALLED 0.310 ACRE TRACT AS DESCRIBED IN A DEED TO MEAGHAN K. CARAWAY AND SPOUSE, STEVE L. CARAWAY, DATED AUGUST 5, 2020 AND RECORDED IN DOCUMENT NO. 20200807001277700, O.P.R.C.C.T., A DISTANCE OF 232.28 FEET TO A PK NAIL FOUND IN WOODLAWN ROAD, AT THE SOUTHWEST CORNER OF SAID 0.115 ACRE TRACT;

THENCE NORTH 02 DEGREES 23 MINUTES 02 SECONDS EAST, WITH SAID WOODLAWN ROAD AND THE WEST LINE OF SAID 0.115 ACRE TRACT AND THE RESIDUE OF SAID 19.462 ACRE TRACT, A DISTANCE OF 111.87 FEET TO A PK NAIL FOUND IN SAID WOODLAWN ROAD, AT THE SOUTHWEST CORNER OF A CALLED 0.648 ACRE TRACT AS DESCRIBED IN A DEED TO STEVE CARAWAY AND MEAGHAN CARAWAY, DATED OCTOBER 7, 2019 AND RECORDED IN DOCUMENT NO. 20191016001301520, O.P.R.C.C.T.;

THENCE SOUTH 85 DEGREES 47 MINUTES 49 SECONDS EAST, WITH THE SOUTH LINE OF SAID 0.648 ACRE TRACT, A DISTANCE OF 138.29 FEET TO A POINT FOR CORNER, FROM WHICH A 4-INCH STEEL FENCE CORNER FOUND BEARS NORTH 57 DEGREES 12 MINUTES 27 SECONDS EAST, A DISTANCE OF 3.13 FEET;

THENCE WITH THE EAST LINE OF SAID 0.648 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 32 DEGREES 27 MINUTES 38 SECONDS EAST, A DISTANCE OF 123.66 FEET TO A POINT FOR CORNER;
2. SOUTH 58 DEGREES 11 MINUTES 52 SECONDS EAST, A DISTANCE OF 4.01 FEET TO A POINT FOR CORNER;
3. NORTH 29 DEGREES 10 MINUTES 05 SECONDS EAST, A DISTANCE OF 64.71 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 0.648 ACRE TRACT;

THENCE NORTH 67 DEGREES 19 MINUTES 50 SECONDS WEST, WITH THE NORTH LINE OF SAID 0.648 ACRE TRACT, A DISTANCE OF 132.14 FEET TO A POINT FOR CORNER IN WOODLAWN ROAD, AT THE NORTHWEST CORNER OF SAID 0.648 ACRE TRACT;

THENCE NORTH 36 DEGREES 50 MINUTES 01 SECONDS EAST, WITH SAID WOODLAWN ROAD AND THE WEST LINE OF THE RESIDUE OF SAID 19.462 ACRE TRACT, A DISTANCE OF 262.32 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 11.112 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (2011), AND WERE DERIVED BY USING G.P.S. EQUIPMENT.

SURVEY PLAT OF EVEN DATE ACCOMPANIES THIS LEGAL DESCRIPTION.

I, RYAN J. MAXFIELD, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, NUMBER 6763, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

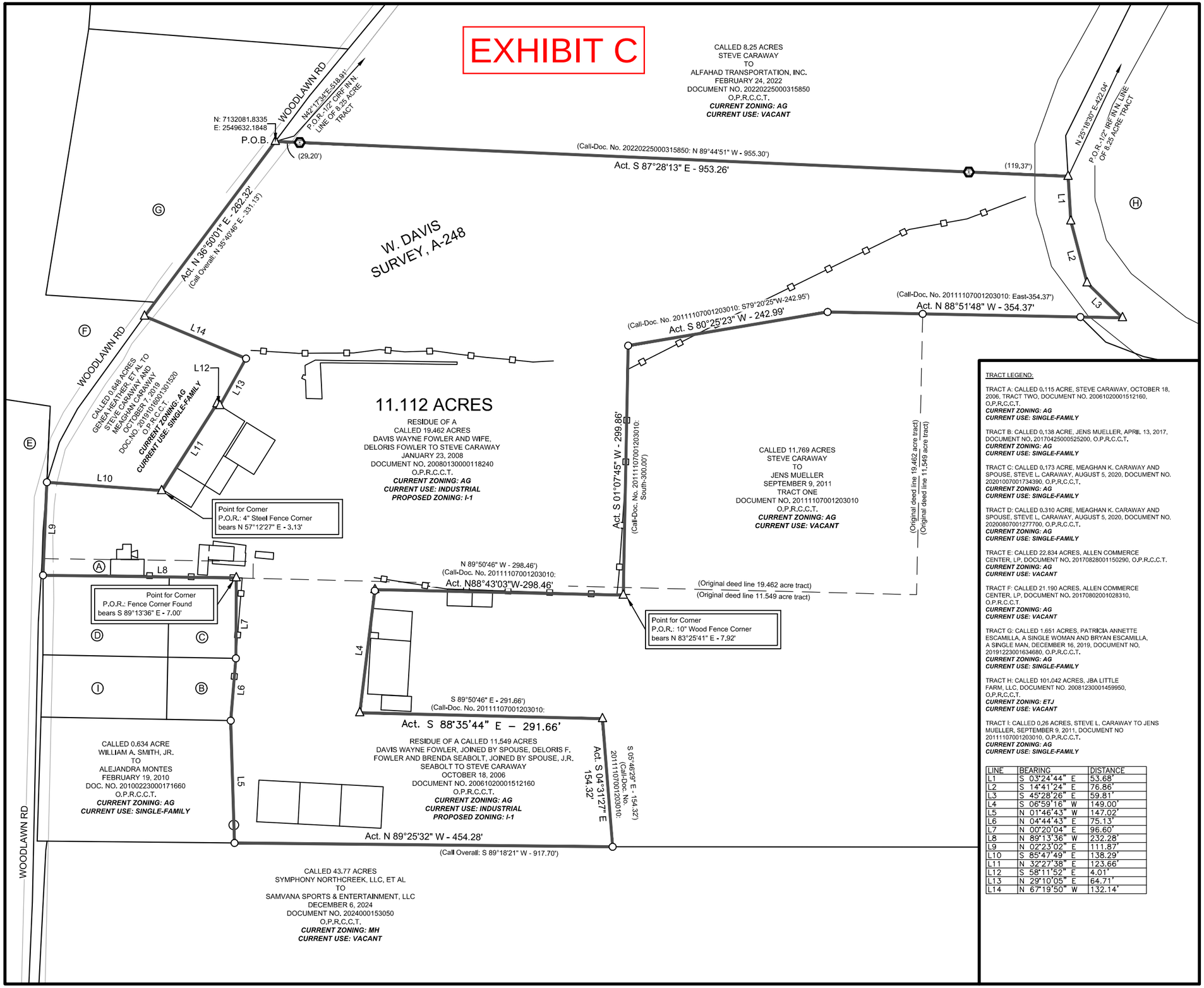
GIVEN UNDER MY HAND AND SEAL, THIS THE 3RD DAY OF SEPTEMBER, 2025.

9/3/25

RYAN J. MAXFIELD DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6763
TEXAS FIRM REGISTRATION NO. 10194895

STATE OF TEXAS
REGISTERED
RYAN J. MAXFIELD
6763
PROFESSIONAL
LAND SURVEYOR

EXHIBIT C



TRACT LEGEND:

TRACT A: CALLED 0.115 ACRE, STEVE CARAWAY, OCTOBER 18, 2006, TRACT TWO, DOCUMENT NO. 20061020001512160, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

TRACT B: CALLED 0.138 ACRE, JENS MUELLER, APRIL 13, 2017, DOCUMENT NO. 20170425000525200, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

TRACT C: CALLED 0.173 ACRE, MEAGHAN K. CARAWAY AND SPOUSE, STEVE L. CARAWAY, AUGUST 5, 2020, DOCUMENT NO. 20201007001734390, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

TRACT D: CALLED 0.310 ACRE, MEAGHAN K. CARAWAY AND SPOUSE, STEVE L. CARAWAY, AUGUST 5, 2020, DOCUMENT NO. 20200807001277700, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

TRACT E: CALLED 22.834 ACRES, ALLEN COMMERCE CENTER, LP, DOCUMENT NO. 20170828001150290, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: VACANT

TRACT F: CALLED 21.190 ACRES, ALLEN COMMERCE CENTER, LP, DOCUMENT NO. 20170802001028310, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: VACANT

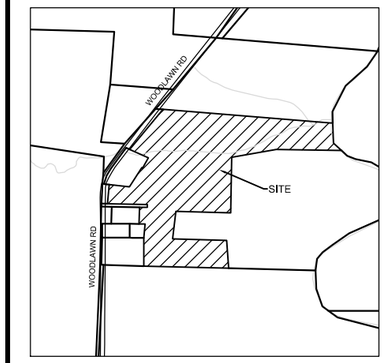
TRACT G: CALLED 1.651 ACRES, PATRICIA ANNETTE ESCAMILLA, A SINGLE WOMAN AND BRYAN ESCAMILLA, A SINGLE MAN, DECEMBER 16, 2019, DOCUMENT NO. 20191223001634680, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

TRACT H: CALLED 101.042 ACRES, JBA LITTLE FARM, LLC, DOCUMENT NO. 20081230001459950, O.P.R.C.C.T.
CURRENT ZONING: ETJ
CURRENT USE: VACANT

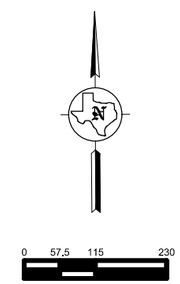
TRACT I: CALLED 0.26 ACRES, STEVE L. CARAWAY TO JENS MUELLER, SEPTEMBER 9, 2011, DOCUMENT NO 20111107001203010, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

LINE	BEARING	DISTANCE
L1	S 03°24'44" E	53.68'
L2	S 14°41'24" E	76.86'
L3	S 45°28'26" E	59.81'
L4	S 06°59'16" W	149.00'
L5	N 01°46'43" W	147.02'
L6	N 04°44'43" E	75.13'
L7	N 00°20'04" E	96.60'
L8	N 89°13'36" W	232.28'
L9	N 02°23'02" E	111.87'
L10	S 85°47'49" E	138.29'
L11	N 32°27'38" E	123.66'
L12	S 58°11'52" E	4.01'
L13	N 29°10'05" E	64.71'
L14	N 67°19'50" W	132.14'

EXHIBIT C



VICINITY MAP
N.T.S.



SCALE: 1"=115'

ZONING EXHIBIT
CURRENT ZONING: AG
PROPOSED ZONING: PD
11.112 ACRE TRACT
BEING A CALLED 11.07 ACRES
RECORDED UNDER CC#20080130000118240
WILLIAM DAVIS SURVEY, ABS AO248
CITY OF MCKINNEY, COLLIN COUNTY, TX
SEPTEMBER 2025

Bowman
1200 W Magnolia Ave
Suite 300
Fort Worth, Texas 76104
Phone: (214) 484-8586
www.bowman.com
TBPE Firm Registration No. F-14309

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REVISIONS

REVISION	DESCRIPTION	DATE

ZONING EXHIBIT C

2906 WOODLAWN RD,
MCKINNEY, TX 75071

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF SCOTT L. GRAVES, P.E. #88150 ON FEBRUARY 3 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
KF	KF	SG

JOB No. 070873-01-001

SHEET 1 OF 1

V:\070873 - Caraway Concrete Construction LLC\070873-01-001 (ENG) - 2906 Woodlawn Rd, McKinney, TX\Engineering\Engineering Plans\Exhibits\PD Exhibit.dwg, Layout1, February 03, 2026, 11:44 AM, scott.graves