

**LEGAL DESCRIPTION
ZONING EXHIBIT
ENCORE WIRE MEDIUM VOLTAGE
204.884 ACRES
RUFUS SEWALL SURVEY, ABSTRACT NO. 874
RUFUS SEWALL SURVEY, ABSTRACT NO. 884 &
WILLIAM RICHARDSON SURVEY, ABSTRACT NO. 747
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

BEING a 204.884 acre tract of land situated in the Rufus Sewall Survey, Abstracts No. 874 and 884, City of McKinney, Collin County, Texas, and being all of the 135.879 acre tract of land (Tract 1) and all of the 65.114 acre tract of land (Tract 2) conveyed to Encore Wire Corporation, by deed of record in Instrument No. 20130628000905660 of the Official Public Records of Collin County, Texas, and being all of the 3.9403 acre tract of land conveyed to Encore Wire Corporation, by deed of record in Instrument No. 20140207000120720 of said Official Public Records, said 204.884 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the north end of a right-of-way corner clip at the intersection of the northerly right-of-way of Industrial Boulevard, a 120-foot right-of-way and the east right-of-way line of Airport Drive, a 120-foot right-of-way; said point being at a southwest corner of said Tract 2;

THENCE along the said east line of Airport Drive and the west lines of said Encore Wire Corporation Tracts 1 and 2, the following courses and distances:

North 02 degrees 06 minutes 02 seconds East, a distance of 141.57 feet to a 5/8" iron rod found at the beginning of a curve to the left;

Along said curve to the left having a central angle of 11 degrees 27 minutes 51 seconds, a radius of 265.00 feet, and an arc length of 53.02 feet (chord bears North 03 degrees 56 minutes 35 seconds West, 52.93 feet) to a 5/8" iron rod found at the beginning of reverse curve to the right;

Along said reverse curve to the right having a central angle of 11 degrees 31 minutes 48 seconds, a radius of 235.00 feet, and an arc length of 47.29 feet (chord bears North 03 degrees 33 minutes 29 seconds West, 47.21 feet) to a 5/8" iron rod found at the end curve;

North 02 degrees 02 minutes 58 seconds East, a distance of 1,271.38 feet to a 1/2" iron rod found at an angle point;

North 00 degrees 43 minutes 17 seconds East, a distance of 766.64 feet to a 5/8" iron rod found at the northwest corner of said Tracts 2 and the southwest corner of said Tract 1;

North 01 degrees 02 minutes 48 seconds East, a distance of 1,480.38 feet to a 5/8" iron rod found at an angle point;

North 01 degrees 06 minutes 11 seconds East, a distance of 859.40 feet to a 5/8" iron rod found at the beginning of curve to the right;

Along said curve to the right having a central angle of 17 degrees 01 minutes 34 seconds, a radius of 940.00 feet, and an arc length of 279.33 feet (chord bears North 09 degrees 38 minutes 54 seconds East, 278.31 feet) to a 5/8" iron rod found at the end of said curve;

North 18 degrees 08 minutes 51 seconds East, a distance of 596.18 feet to a 5/8" iron rod found at the beginning of a curve to the left;

Along said curve to the left having a central angle of 33 degrees 53 minutes 20 seconds, a radius of 1,060.00 feet, and an arc length of 626.96 feet (chord bears North 01 degrees 12 minutes 11 seconds East, 617.86 feet) to a point at the northwest corner of said Encore Wire Corporation tract;

THENCE departing the said east line of Airport Drive and the said west line of the Encore Wire Corporation tract, along the northerly line of said Encore Wire Corporation tract, the following courses and distances:

South 79 degrees 48 minutes 32 seconds East, a distance of 546.57 feet 1/2" capped iron rod "BOWMAN" found at an angle point;

North 02 degrees 28 minutes 07 seconds East, a distance of 23.47 feet to a point for corner;

South 85 degrees 41 minutes 22 seconds East, a distance of 292.45 feet to a 1/2" iron rod found at a northeast corner of said Encore Wire Corporation tract;

South 34 degrees 57 minutes 18 seconds East, a distance of 495.70 feet to an angle point;

South 02 degrees 41 minutes 44 seconds East, a distance of 40.69 feet to a mag nail found at an angle point;

South 00 degrees 51 minutes 11 seconds West, a distance of 25.07 feet to a 5/8" iron rod found at a re-entrant corner;

South 89 degrees 27 minutes 51 seconds East, a distance of 34.29 feet to a 5/8" iron rod found at a northeast corner of said Encore Wire Corporation tract;

South 02 degrees 38 minutes 33 seconds East, a distance of 75.64 feet to a 5/8" iron rod found at an angle point;

South 34 degrees 07 minutes 39 seconds East, a distance of 153.30 feet to a 5/8" iron rod found at the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 24 degrees 03 minutes 54 seconds, a radius of 498.12 feet, and an arc length of 209.22 feet (chord bears South 46 degrees 08 minutes 14 seconds East, 207.68 feet) to a point at a northeast corner of said Encore Wire Corporation tract;

THENCE departing the said northerly line of the Encore Wire Corporation tract, along the easterly line of said Encore Wire Corporation tract, the following courses and distances:

South 07 degrees 28 minutes 08 seconds East, a distance of 1,467.89 feet to an angle point;

South 01 degrees 04 minutes 22 seconds West, a distance of 2,647.12 feet to an "X" cut found at a southeast corner of said Encore Wire Corporation tract;

North 88 degrees 51 minutes 30 seconds West, a distance of 1,319.57 feet to a point at a re-entrant corner;

South 01 degree 06 minutes 51 seconds West, a distance of 1,330.47 feet to a 1/2" capped iron rod "RPLS 4701" found for corner in the said northerly line of Industrial Boulevard, at a southeast corner of said Encore Wire Corporation tract; and being in a non-tangent curve to the right;

THENCE departing the said easterly line of said Encore Wire Corporation tract, along the northerly line of said Industrial Boulevard and the southerly line of said Encore Wire Corporation tract, the following courses and distances:

Along said non-tangent curve to the right having a central angle of 22 degrees 16 minutes 26 seconds, a radius of 959.91 feet, and an arc length of 373.17 feet (chord bears North 69 degrees 11 minutes 48 seconds West, 370.82 feet) to a 5/8" iron rod found at the beginning of a reverse curve to the left;

Along said reverse curve to the left having a central angle of 10 degrees 31 minutes 30 seconds, a radius of 890.55 feet, and an arc length of 163.59 feet (chord bears North 63 degrees 19 minutes 20 seconds West, 163.36 feet) to a 1/2" iron rod found at the east end of said right-of-way corner clip at the intersection of the said northerly line of Industrial Boulevard and the said east line of Airport Drive;

THENCE North 42 degrees 58 minutes 05 seconds West, departing the said northerly line of Industrial Boulevard, along said right-of-way corner clip and the said southerly line of the Encore Wire Corporation tract, a distance of 52.42 feet to the **POINT-OF-BEGINNING**, containing **8,924,744 square feet or 204.884 acres of land**.

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).



WPS-0060366.00ZONING.DWG WPS FILE: 0060366.00

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EXHIBIT D

PD 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.

Tract(s). The Property shall be divided into one (1) tract as shown on the Zoning Exhibit attached hereto as Exhibit "C". The purpose of the Zoning Exhibit is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto.

1. Definitions

Industrial Manufacturing Tower

A vertical structural steel tower clad in Insulated Metal Panel (IMPs), engineered to accommodate critical process equipment and vertical processing infrastructure essential for specialty material manufacturing. Structurally integrated with the primary facility.

2. Permitted Uses (as specified in the Unified Development Code)

- Agricultural and ranching, private or wholesale
- Manufacturing, Heavy
- Manufacturing, Light
- Office
- Railroad freight terminal
- Warehouse

3. Permitted Accessory Uses (as specified in the Unified Development Code)

- Accessory Building
- Accessory Structure
- Electrical vehicle charging station
- Outdoor Storage

4. Space Limits

- Minimum Lot Area: 0 square feet.
- Minimum Lot Width: 50 feet.
- Minimum Lot Depth: 0 feet
- Minimum Front Yard Setback:
 - 25 feet
 - 50 feet for lots fronting onto Airport Drive and Industrial Boulevard
- Minimum Rear Yard Setback: 0 feet
- Minimum Side yard setback of interior lots: 0 feet
- Maximum Height of structure: 55 feet
- Minimum Residential Adjacency Setback:
 - 1-story building: 30 feet setback
 - 2-story building: 50 feet

EXHIBIT D

- 3 or more story building: 2 feet of setback per one foot of building height

5. Development Standards

A. Industrial Manufacturing Tower

- I. Maximum of 2 towers allowed on the property.
- II. Maximum Height: 105 feet per tower is allowed
- III. Minimum Perimeter Setback: 300 feet from the property line
- IV. Maximum Building Area per building: 50,500 square feet

B. Vehicle Parking

- I. Manufacturing – 1 parking space for every 2,500 square feet of floor area
- II. Office – 1 parking space for 400 square feet of floor area
- III. Warehouse – 1 parking spaces per 4,500 square feet of floor area

C. On-Site Loading

- I. Loading docks and loading bays shall be setback a minimum distance of 50 feet from any public street or front property line; and
- II. Oriented away from any adjacent residential use or zoning district and public right-of-way.

D. Architectural Standards

- I. A Façade Plan exhibit, shall be submitted prior to any new construction or exterior changes to a building including the following information:
 - a. Title block including the contact information for the owner and architect, name of the project, address, and corresponding Commercial Permit case number;
 - b. Architectural elevations in color; and;
 - c. Table with the following information for each elevation:
 - i. Percentages of exterior finishing materials on each elevation, excluding windows, doors, and trims;
 - ii. Percentages of accent colors on each elevation, including moldings, cornices, canopies, and awnings.
 - d. Acceptable façade materials shall include masonry, tilt-wall concrete, glass, and Industrial Manufacturing Towers shall be permitted to use metal panel.
- II. Building facades shall be constructed with reinforced concrete tilt-up panels, finished with decorative surfaces such as exposed aggregate, precast patterns, or applied coatings for aesthetic and structural integrity.