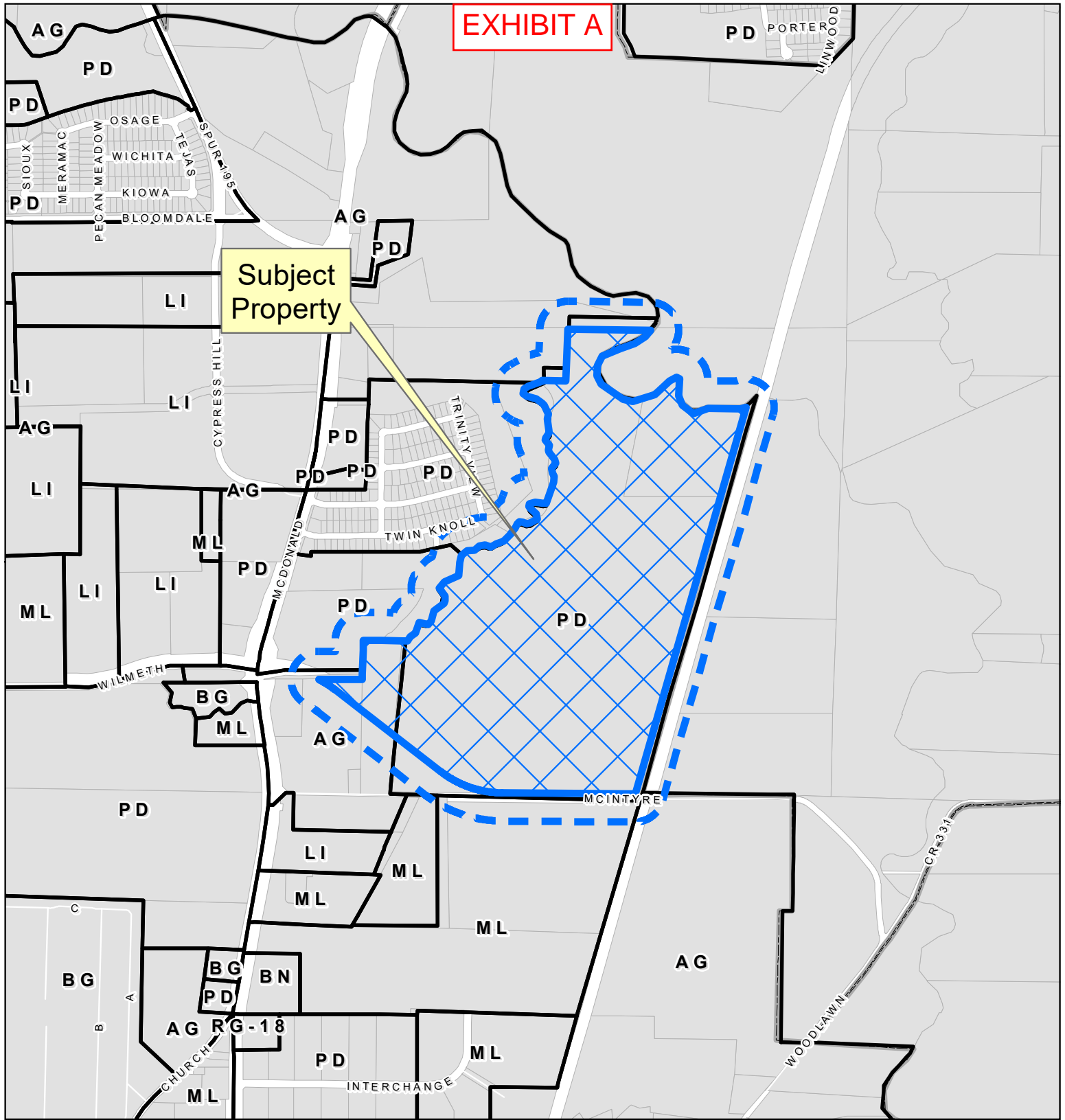


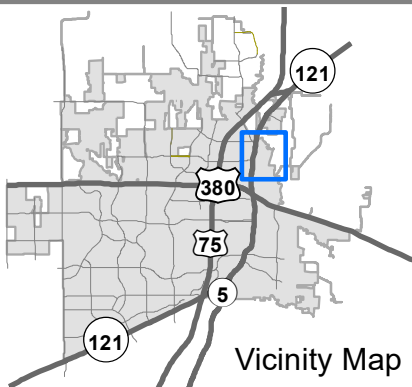
EXHIBIT A

Subject Property



Property Location Map

ZONE2024-0087



0 530 1,060 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.



BEING a tract of land situated in the John Duncan Survey, Abstract No. 259 and the J. B. Wilmeth Survey, Abstract No. 984, City of McKinney, Collin County, Texas, and being a portion of a called 141.692-acre tract of land, described in a Special Warranty Deed to Sloan Creek, Ltd., and PLF, Ltd., as recorded in Instrument No. 20070621000853510, a portion of a called 12.134-acre tract of land, described in a Special Warranty Deed to Sloan Creek, Ltd., and PLF, Ltd., as recorded in Instrument No. 20070402000441420 and a portion of a called 8.315-acre tract of land, described in a Special Warranty Deed to Sloan Creek, Ltd., and PLF, Ltd., as recorded in Instrument No. 20170207000168580, 50% interest conveyed in a Special Warranty Deed to Rose Petefish, as recorded in Instrument No. 2022000175992, all of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found in an asphalt road known as McIntyre Road (County Road 274) for the southeast corner of said 141.692-acre tract, same being on the west line of the Dallas Area Rapid Transit (D.A.R.T.) right of way as described in Volume 4951, Page 819 of the Land Records of Collin County, Texas, same also being on the north line of a 60' wide right of way dedication for said McIntyre Road (County Road 274) as depicted in McKinney/Highway 5 Industrial Park, an addition to the City of McKinney, according to the plat thereof recorded in Volume J, Page 851 of the Plat Records of Collin County, Texas;

THENCE North 15°59'29" East, along the east line of said 141.692-acre tract and the west line of said Dallas Area Rapid Transit (D.A.R.T.) right of way, a distance of 28.27 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the **POINT OF BEGINNING** of the herein described tract;

THENCE North 89°31'36" West, departing the east line of said 141.692-acre tract and the west line of said Dallas Area Rapid Transit (D.A.R.T.) right of way, crossing said 141.692-acre tract, a distance of 1,071.37 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 813.00 feet, a central angle of 37°18'12", and a chord bearing and distance of North 70°52'30" West, 520.02 feet;

THENCE in a westerly direction, continuing across said 141.692-acre tract, with said tangent curve to the right, an arc distance of 529.32 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 52°13'24" West, continuing across said 141.692-acre tract, passing the westerly line of said 141.692-acre tract and the east line of aforesaid 8.315-acre tract, crossing said 8.315-acre tract, passing the west line of said 8.315-acre tract and the east line of aforesaid 12.134-acre tract, continuing across said 12.134-acre tract, a total distance of 1,080.84 feet to a point for the beginning of a tangent curve to the left with a radius of 813.00 feet, a central angle of 10°36'18", and a chord bearing and distance of North 57°31'33" West, 150.26 feet;

THENCE in a westerly direction, continuing across said 12.134-acre tract, with said tangent curve to the left, an arc distance of 150.48 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner on the north line of said 12.134-acre tract;

THENCE North 89°40'58" East, along the north line of said 12.134-acre tract, a distance of 346.78 feet to the northeast corner of said 12.134-acre tract, same being on the westerly line of aforesaid 8.315-acre tract, from which, a found 3/8-inch iron rod bears South 89°40'58" West, 1.73 feet;

THENCE North 00°46'18" East, along the westerly line of said 8.315-acre tract, a distance of 41.46 feet to a 1/2-inch iron rod found on the easterly line of Lot 1, Block A of Creek Point Addition,

an addition to the City of McKinney, according to the plat thereof recorded in Volume M, Page 576 of the Plat Records of Collin County, Texas;

THENCE North 03°14'26" East, continuing along the westerly line of said 8.315-acre tract and the easterly line of said Lot 1, Block 1, a distance of 90.09 feet to a point for corner;

THENCE North 01°51'26" East, continuing along the westerly line of said 8.315-acre tract and the easterly line of said Lot 1, Block 1, a distance of 99.60 feet to a point for corner;

THENCE North 00°42'07" East, continuing along the westerly line of said 8.315-acre tract and the easterly line of said Lot 1, Block 1, a distance of 82.61 feet to a 1/2-inch iron rod with a plastic cap, stamped "WIER & ASSOC" found for the northwest corner of said 8.315-acre tract, same being an inner ell corner of said Lot 1, Block 1;

THENCE South 88°30'37" East, continuing along the easterly line of said Lot 1, Block 1 and along the north line of said 8.315-acre tract, a distance of 145.13 feet to the southerly southwest corner of a called 12.596-acre tract of land, described in a deed to 3352 McDonald ST Owner LLC, as recorded in Instrument No. 20220401000530720 of the Official Public Records of Collin County, Texas;

THENCE South 89°44'10" East, along the southernmost, south line of said 12.596-acre tract and continuing along the north line of said 8.315-acre tract, a distance of 174.42 feet to a metal corner post in concrete found for the northeast corner of said 8.315-acre tract, same being on the westerly line of aforesaid 141.692-acre tract;

THENCE South 88°51'13" East, continuing along the south line of said 12.596-acre tract and the westerly line of said 141.692-acre tract, a distance of 35.60 feet to the southeast corner of said 12.596-acre tract, same being in a creek;

THENCE in a northerly direction, along the westerly line of said 141.692-acre tract and the easterly line of said 12.596-acre tract, and along the meanders of said creek, the following:

North 34°56'11" East, a distance of 41.02 feet to a point for corner;

North 54°19'54" East, a distance of 51.50 feet to a point for corner;

North 19°56'21" East, a distance of 88.76 feet to a point for corner;

South 78°14'34" East, a distance of 73.66 feet to a point for corner;

North 40°03'03" East, a distance of 36.34 feet to a point for corner;

North 14°34'03" East, a distance of 83.16 feet to a point for corner;

North 54°23'37" East, a distance of 100.20 feet to a point for corner;

North 19°53'51" East, a distance of 26.46 feet to a point for corner;

North 00°19'55" East, a distance of 38.30 feet to a point for corner;

North 37°03'47" West, a distance of 75.35 feet to a point for corner;

North 35°45'27" East, a distance of 66.12 feet to a point for corner;

North 67°23'39" East, a distance of 124.24 feet to a point for corner;

North 05°54'59" East, a distance of 107.39 feet to a point for corner;

North 11°45'17" East, a distance of 55.55 feet to a point for corner;

North 49°09'02" East, a distance of 62.47 feet to a point for corner;

North 85°42'27" East, a distance of 59.24 feet to a point for corner;

North 48°54'20" East, a distance of 48.41 feet to a point for corner;

North 79°10'25" East, a distance of 48.58 feet to a point for corner;

South 71°14'34" East, a distance of 50.44 feet to a point for corner;

North 61°33'36" East, a distance of 48.65 feet to a point for corner;

North 67°02'13" East, a distance of 62.71 feet to a point for corner;

North 45°56'27" East, a distance of 87.70 feet to the easternmost, northeast corner of said 12.596-acre tract;

THENCE North 60°49'19" West, continuing along the westerly line of said 141.692-acre tract and along the northerly line of said 12.596-acre tract, and continuing along said creek, a distance of 3.96 feet to the southeast corner of a called 6.81-acre tract of land, described in a deed to the City of McKinney, as recorded in Volume 5149, Page 642 of the Land Records of Collin County, Texas;

THENCE in a northerly direction, along the westerly line of said 141.692-acre tract and the easterly line of said 6.81-acre tract, and continuing along the meanders of said creek, the following:

North 39°27'07" East, a distance of 52.49 feet to a point for corner;

North 26°44'28" East, a distance of 38.87 feet to a point for corner;

North 46°54'48" East, a distance of 23.81 feet to a point for corner;

South 84°18'46" East, a distance of 29.84 feet to a point for corner;

South 68°06'33" East, a distance of 32.04 feet to a point for corner;

North 78°34'44" East, a distance of 31.52 feet to a point for corner;

North 57°56'38" East, a distance of 61.42 feet to a point for corner;

EXHIBIT B

North 10°12'45" West, a distance of 41.51 feet to a point for corner;
North 49°18'10" West, a distance of 62.38 feet to a point for corner;
North 37°51'04" West, a distance of 20.85 feet to a point for corner;
North 17°44'10" East, a distance of 24.01 feet to a point for corner;
North 72°44'02" East, a distance of 46.77 feet to a point for corner;
South 82°18'24" East, a distance of 64.87 feet to a point for corner;
North 87°05'37" East, a distance of 26.06 feet to a point for corner;
North 19°23'37" East, a distance of 179.78 feet to a point for corner;
North 05°32'28" East, a distance of 44.12 feet to a point for corner;
North 25°34'09" West, a distance of 29.63 feet to a point for corner;
North 17°22'54" West, a distance of 37.51 feet to a point for corner;
North 39°02'48" East, a distance of 56.33 feet to a point for corner;
North 15°44'20" West, a distance of 33.28 feet to a point for corner;
North 38°04'58" West, a distance of 72.80 feet to a point for corner;
North 11°15'05" West, a distance of 17.20 feet to a point for corner;
North 08°36'01" East, a distance of 37.17 feet to a point for corner;
North 37°57'37" West, a distance of 54.54 feet to a point for corner;
North 10°50'20" East, a distance of 18.46 feet to a point for corner;
North 34°01'44" East, a distance of 48.46 feet to a point for corner;
North 04°10'42" East, a distance of 18.13 feet to a point for corner;
North 09°09'28" West, a distance of 61.75 feet to a point for corner;
North 05°15'45" West, a distance of 32.87 feet to a point for corner;
North 08°40'23" East, a distance of 37.94 feet to a point for corner;
North 25°23'20" West, a distance of 79.64 feet to a point for corner;
North 35°26'29" West, a distance of 23.68 feet to a point for corner;
North 56°49'41" West, a distance of 57.16 feet to a point for corner;

North 73°08'49" West, a distance of 78.98 feet to a point for corner;

North 57°55'12" West, a distance of 38.07 feet to a point for corner;

North 12°56'22" East, a distance of 38.56 feet to a point for corner;

North 59°40'06" East, a distance of 41.46 feet to a point for corner;

North 69°44'56" East, a distance of 124.15 feet to a point for corner;

North 36°48'43" West, a distance of 9.05 feet to a 5/8-inch iron rod with a plastic cap, stamped "BURNS SURVEYING" found for the northeast corner of said 6.81-acre tract and the westerly, northwest corner of said 141.692-acre tract, same being on the south line of a called 27.26-acre tract of land, described in a deed to Trinity Events, LLC, as recorded in Instrument No. 20210302000400740 of the Official Public Records of Collin County, Texas;

THENCE South 88°39'31" East, departing said creek, along the south line of said 27.26-acre tract and continuing along the westerly line of said 141.692-acre tract, a distance of 190.69 feet to a disturbed 1/2-inch iron rod found for the southeast corner of said 27.26-acre tract;

THENCE North 02°00'41" East, along the east line of said 27.26-acre tract and continuing along the westerly line of said 141.692-acre tract, a distance of 416.28 feet to a steel I-beam found for an inner ell corner of said 27.26-acre tract and the northwest corner of said 141.692-acre tract;

THENCE South 89°07'23" East, along a south line of said 27.26-acre tract and the northerly line of said 141.692-acre tract, a distance of 668.16 feet to a point for corner in center of the East Fork of the Trinity River, same being on the southerly line of Tract 1 (called 189.07-acres), described in a deed to Lacore Agriculture, LLC, as recorded in Instrument No. 20141017001138080 of the Official Public Records of Collin County, Texas;

THENCE in in a southerly and easterly direction, along the northerly line of said 141.692-acre tract, the southerly line of said Tract 1 (called 189.07-acres), and along the meanders of said East Fork of the Trinity River, the following:

South 40°49'58" West, a distance of 65.49 feet to a point for corner;

South 56°13'19" West, a distance of 102.62 feet to a point for corner;

South 71°17'38" West, a distance of 127.04 feet to a point for corner;

South 67°45'27" West, a distance of 156.07 feet to a point for corner;

South 23°57'02" West, a distance of 85.39 feet to a point for corner;

South 05°43'57" West, a distance of 80.19 feet to a point for corner;

South 27°55'54" East, a distance of 77.11 feet to a point for corner;

South 55°12'14" East, a distance of 215.45 feet to a point for corner;

EXHIBIT B

South 77°41'37" East, a distance of 80.78 feet to a point for corner;

North 72°31'36" East, a distance of 184.58 feet to a point for corner;

North 48°05'49" East, a distance of 162.55 feet to a point for corner;

North 58°52'53" East, a distance of 62.08 feet to a point for corner;

South 58°26'30" East, a distance of 29.83 feet to a point for corner;

South 02°50'41" West, a distance of 133.93 feet to a point for corner;

South 20°02'01" East, a distance of 81.44 feet to a point for corner;

South 53°09'06" East, a distance of 113.71 feet to a point for corner;

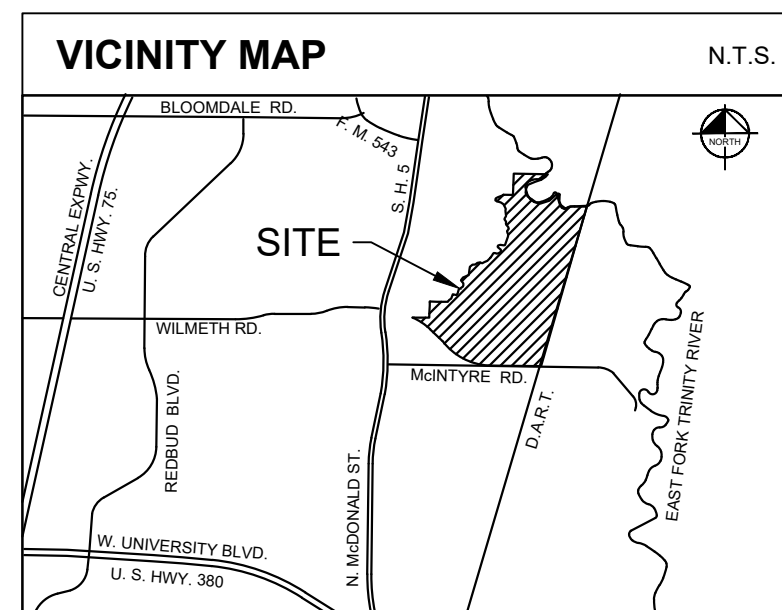
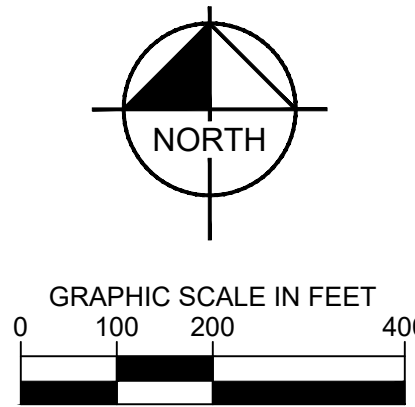
North 70°48'51" East, a distance of 124.35 feet to a point for corner;

South 89°23'42" East, a distance of 256.70 feet to a point for corner;

North 73°10'41" East, a distance of 50.40 feet to the easterly, northeast corner of said 141.692-acre tract, and the southeast corner of said Tract 1 (called 189.07-acres), same being on the west line of aforesaid Dallas Area Rapid Transit (D.A.R.T.) right of way;

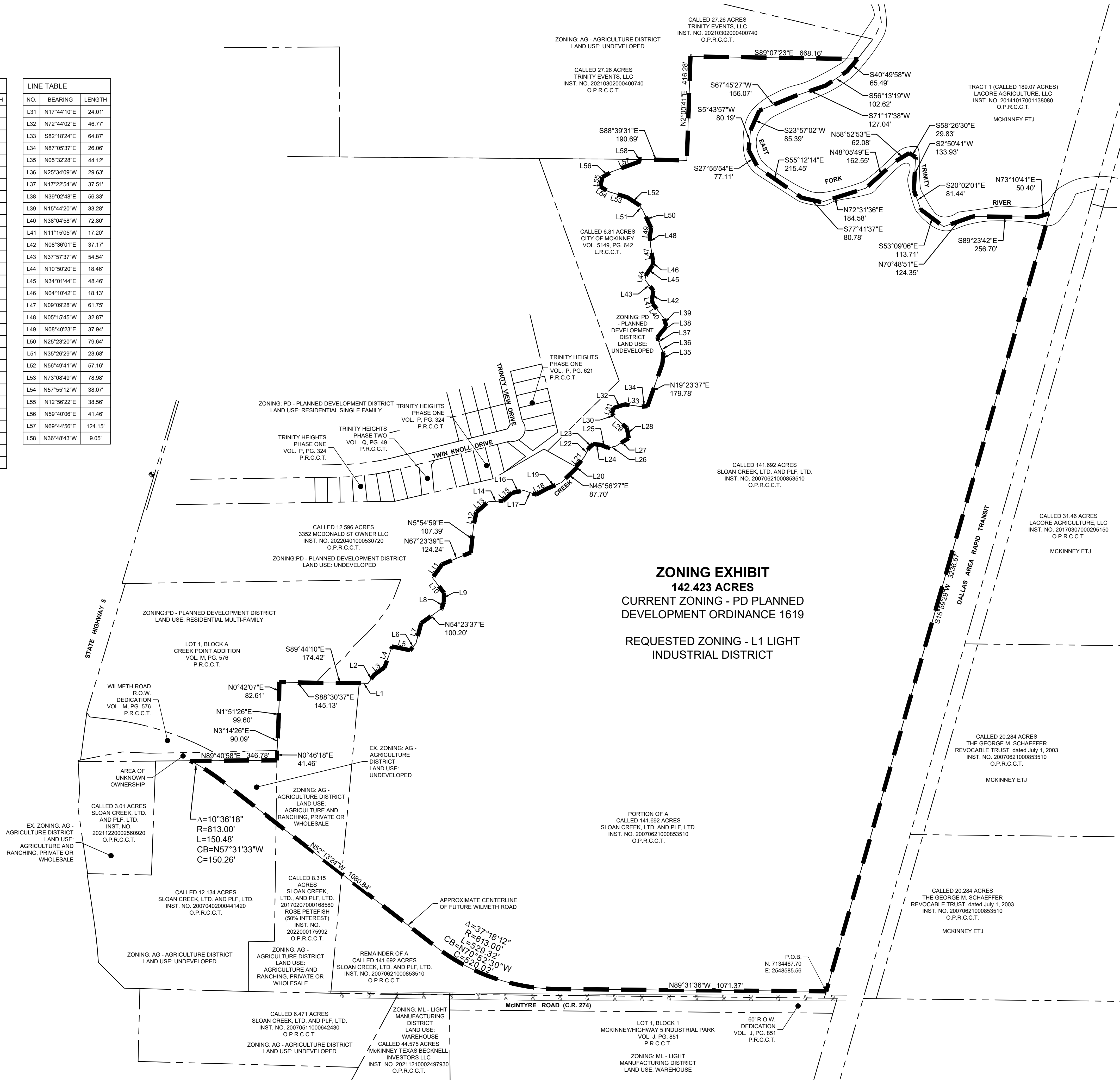
THENCE South 15°59'29" West, along the east line of said 141.692-acre tract and the west line of said Dallas Area Rapid Transit (D.A.R.T.) right of way, a distance of 3,236.67 feet to the **POINT OF BEGINNING** and containing 142.423 acres (6,203,959 square feet) of land, more or less

EXHIBIT C



LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°51'13"E	35.60'
L2	N34°56'11"E	41.02'
L3	N54°19'54"E	51.80'
L4	N19°56'21"E	8.50'
L5	S78°14'34"E	73.66'
L6	N40°03'03"E	36.34'
L7	N14°04'30"E	83.16'
L8	N19°53'51"E	26.46'
L9	N00°19'55"E	38.30'
L10	S37°03'47"W	75.35'
L11	N35°45'27"E	66.12'
L12	N14°51'47"E	55.55'
L13	N49°09'02"E	62.47'
L14	N85°42'27"E	59.24'
L15	N48°54'20"E	48.81'
L16	N79°10'25"E	48.48'
L17	S71°14'34"E	50.44'
L18	N61°13'38"E	40.65'
L19	N67°02'13"E	62.71'
L20	N80°49'19"W	5.96'
L21	N67°07'19"E	3.29'
L22	N28°44'28"E	38.87'
L23	N48°54'48"E	23.81'
L24	S84°18'46"E	29.84'
L25	S86°06'33"E	32.04'
L26	N76°34'44"E	31.62'
L27	S57°58'38"E	61.52'
L28	N10°12'45"W	41.51'
L29	N48°18'10"W	62.38'
L30	S37°51'04"W	20.86'

LINE TABLE		
NO.	BEARING	LENGTH
L31	N17°44'10"E	24.01'
L32	N72°44'12"E	46.77'
L33	S82°18'42"E	64.87'
L34	N87°05'37"E	26.06'
L35	N05°32'28"E	24.12'
L36	N25°34'20"E	49.63'
L37	N17°22'54"W	37.51'
L38	N39°02'48"E	56.33'
L39	N15°44'20"W	33.28'
L40	N38°04'58"W	72.80'
L41	N11°15'05"W	17.20'
L42	N08°36'01"E	37.17'
L43	N37°53'37"E	54.54'
L44	N10°50'20"E	18.46'
L45	N34°01'44"E	48.46'
L46	N40°10'42"E	61.15'
L47	N09°08'22"E	18.13'
L48	N05°15'45"E	32.87'
L49	N08°40'23"E	37.94'
L50	N25°23'20"E	79.64'
L51	N35°26'29"E	53.68'
L52	N56°49'41"E	27.16'
L53	N73°08'49"E	78.98'
L54	N57°50'12"E	38.07'
L55	N12°56'22"E	38.56'
L56	N69°44'06"E	121.46'
L57	N69°44'06"E	121.46'
L58	N36°48'43"E	9.05'

[illegible]

Kimley»Horn

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PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

Engineer **DANIEL P. GALLAGHER**
120260 06/07/04

TEXAS	KHA PROJECT	064408628
	DATE	
	SEPTEMBER 2024	
	SCALE	AS SHOWN
	DESIGNED BY	AET
	DRAWN BY	SCP
	CHECKED BY	DPG

CHI MCKINNEY
PREPARED FOR
CHI

ZONING EXHIBIT

SHEET NUMBER

IMAGES	EPSPG20914_Date20240606_Lat33.231869_Lon-96.605274_Mp00.149 :
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PLOTTED BY	TAYLOR, ANNAMARIE 10/7/2024 11:32 AM
DWG PATH	J:\RCH_Civil\06400828 - CH McKinney4_Design\CAD\IE\hibits
W/MG NAME	Zone04_Envi01.dwg

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