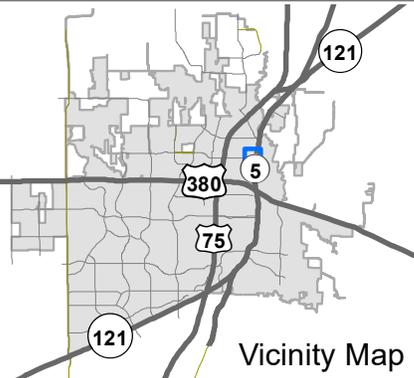
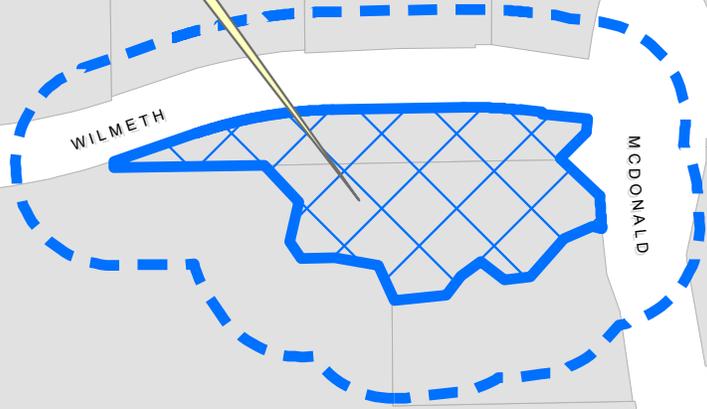
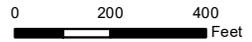


EXHIBIT A

Subject Property



Location Map
ZONE2025-0165



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.



EXHIBIT B

LAND DESCRIPTION

BEING a 5.342 acre tract of land situated in the Tola Dunn Survey, Abstract Number 284, and the J. Wilmeth Survey, Abstract Number 984, City of McKinney, Collin County, Texas, and being a remainder of a tract of land called "Tract One" and "Tract Two" and described to Hwy5Mckinney, LLC, by the Correctional Deed recorded in Document Number 202300006530, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch rebar found for the most northeasterly corner of a tract of land described to State of Texas, by the Deed recorded in Document Number 2023000067686, O.P.R.C.C.T., and same being a point in the right-of-way of North McDonald Street (State Highway 5; variable width public right-of-way);

THENCE South 44 degrees 36 minutes 39 seconds West along the southeasterly boundary line of said State of Texas tract, over, across and upon said right-of-way of said North McDonald Street, for a distance of 40.87 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the **POINT OF BEGINNING** being the most easterly northeast corner of the herein described tract, and same being a point on the easterly boundary line of said "Tract Two", also being a point on the westerly boundary line of said North McDonald Street;

THENCE South 44 degrees 36 minutes 39 seconds West along the easterly boundary line of said "Tract Two", and along the westerly right-of-way line of said North McDonald Street, for a distance of 76.69 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most southeasterly corner of said "Tract Two", and same being the most northerly northeast corner of said "Tract One";

THENCE South 46 degrees 06 minutes 51 seconds East along the easterly boundary line of said "Tract One", and along the westerly right-of-way line of said North McDonald Street, for a distance of 113.44 feet to the most northerly corner of a tract of land described to State of Texas, by the Deed recorded in Document Number 2023000067710, O.P.R.C.C.T. and same being the beginning of a non-tangential curve to the left through a central angle of 02 degrees 31 minutes 58 seconds, having a radius of 1,540.00 feet, and whose chord bears South 03 degrees 47 minutes 54 seconds East for a chord distance of 68.07 feet;

THENCE along said curve, and along the westerly boundary line of the previously referenced State of Texas tract, and along the westerly right-of-way line of said North McDonald Street, an arc distance of 68.08 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most southwesterly corner of the previously referenced State of Texas tract, and same being the most southeasterly corner of the herein described tract, also being the most northwesterly corner of a tract of land described to State of Texas, by the Judgement recorded in Document Number 2024000087027, O.P.R.C.C.T.;

THENCE departing the westerly right-of-way line of said North McDonald Street, along the general course of a creek, the following courses and distances:

North 78 degrees 00 minutes 33 seconds West for a distance of 20.05 feet to a point on a line.

South 66 degrees 48 minutes 19 seconds West for a distance of 63.92 feet to a point on a line.

South 41 degrees 15 minutes 03 seconds West for a distance of 106.40 feet to a point for corner;

South 83 degrees 00 minutes 11 seconds West for a distance of 55.45 feet to a point for corner;

North 52 degrees 01 minutes 28 seconds West for a distance of 62.51 feet to a point for corner;

South 54 degrees 34 minutes 37 seconds West for a distance of 50.80 feet to a point for corner;

South 38 degrees 09 minutes 16 seconds West for a distance of 50.84 feet to a point for corner;

South 83 degrees 33 minutes 26 seconds West for a distance of 108.70 feet to a point for corner;

North 24 degrees 41 minutes 17 seconds West for a distance of 82.05 feet to a point for corner;

North 80 degrees 22 minutes 00 seconds West for a distance of 91.48 feet to a point for corner;

South 88 degrees 07 minutes 16 seconds West for a distance of 70.76 feet to a point for corner;

North 34 degrees 04 minutes 09 seconds West for a distance of 42.36 feet to a point for corner;

North 12 degrees 29 minutes 25 seconds East for a distance of 85.48 feet to a point for corner;

North 42 degrees 46 minutes 35 seconds West for a distance of 105.41 feet to a point for corner;

South 89 degrees 12 minutes 55 seconds West for a distance of 315.61 feet to a point for corner;

North 00 degrees 49 minutes 03 seconds West for a distance of 12.50 feet to a 1/2 inch rebar found for the most westerly northwest corner of the herein described tract, and same being the most westerly northwest corner of said "Tract Two" also being a point on the southerly right-of-way line of Wilmeth Road (variable width public right-of-way);

THENCE along the southerly right-of-way line of said Wilmeth Road, and along the northerly boundary line of said "Tract Two", the following courses and distances:

North 71 degrees 12 minutes 34 seconds East for a distance of 181.77 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the beginning of a curve turning to the right through a central angle of 17 degrees 46 minutes 26 seconds, having

a radius of 940.00 feet, and whose chord bears North 80 degrees 05 minutes 47 seconds East for a chord distance of 290.43 feet;

Along said curve, an arc distance of 291.60 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for a point of tangency at the end of said curve;

North 88 degrees 59 minutes 00 seconds East for a distance of 274.66 feet to a 1/2 inch rebar found for the beginning of a curve turning to the right through a central angle of 07 degrees 20 minutes 55 seconds, having a radius of 940.00 feet, and whose chord bears South 87 degrees 20 minutes 33 seconds East for a chord distance of 120.48 feet;

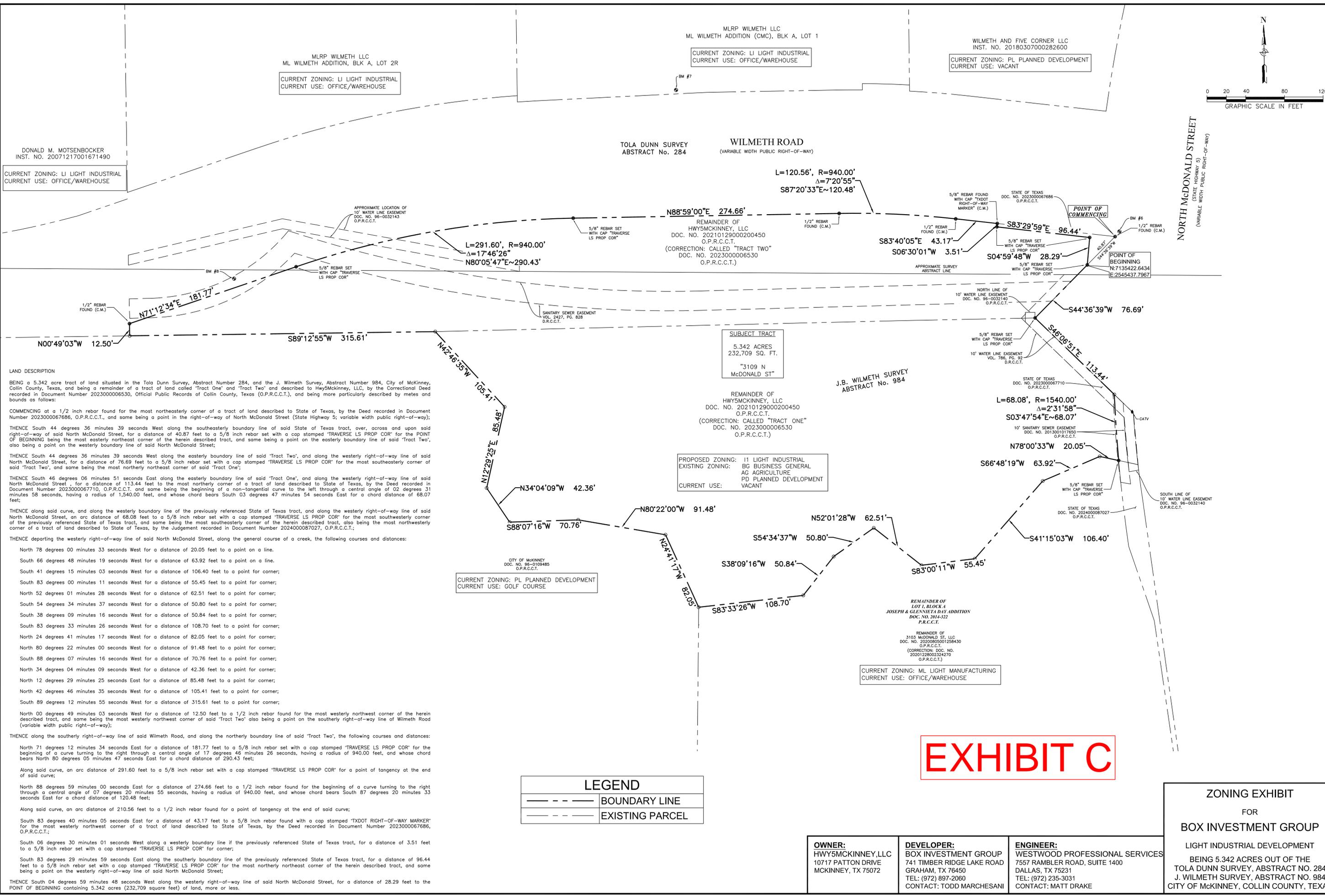
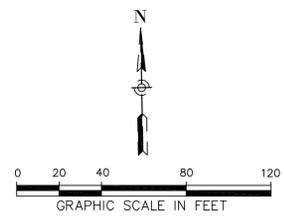
Along said curve, an arc distance of 210.56 feet to a 1/2 inch rebar found for a point of tangency at the end of said curve;

South 83 degrees 40 minutes 05 seconds East for a distance of 43.17 feet to a 5/8 inch rebar found with a cap stamped "TXDOT RIGHT-OF-WAY MARKER" for the most westerly northwest corner of a tract of land described to State of Texas, by the Deed recorded in Document Number 2023000067686, O.P.R.C.C.T.;

South 06 degrees 30 minutes 01 seconds West along a westerly boundary line if the previously referenced State of Texas tract, for a distance of 3.51 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for corner;

South 83 degrees 29 minutes 59 seconds East along the southerly boundary line of the previously referenced State of Texas tract, for a distance of 96.44 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the most northerly northeast corner of the herein described tract, and same being a point on the westerly right-of-way line of said North McDonald Street;

THENCE South 04 degrees 59 minutes 48 seconds West along the westerly right-of-way line of said North McDonald Street, for a distance of 28.29 feet to the **POINT OF BEGINNING** containing 5.342 acres (232,709 square feet) of land, more or less.



DONALD M. MOTSENÖCKER
INST. NO. 20071217001671490
CURRENT ZONING: LI LIGHT INDUSTRIAL
CURRENT USE: OFFICE/WAREHOUSE

MLRP WILMETH LLC
ML WILMETH ADDITION, BLK A, LOT 2R
CURRENT ZONING: LI LIGHT INDUSTRIAL
CURRENT USE: OFFICE/WAREHOUSE

MLRP WILMETH LLC
ML WILMETH ADDITION (CMC), BLK A, LOT 1
CURRENT ZONING: LI LIGHT INDUSTRIAL
CURRENT USE: OFFICE/WAREHOUSE

WILMETH AND FIVE CORNER LLC
INST. NO. 20180307000282600
CURRENT ZONING: PL PLANNED DEVELOPMENT
CURRENT USE: VACANT

TOLA DUNN SURVEY
ABSTRACT No. 284

WILMETH ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

NORTH McDONALD STREET
(STATE HIGHWAY 5)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

REMAINDER OF
HWYSMCKINNEY, LLC
DOC. NO. 20210129000200450
O.P.R.C.C.T.
(CORRECTION: CALLED "TRACT TWO"
DOC. NO. 2023000006530
O.P.R.C.C.T.)

SUBJECT TRACT
5.342 ACRES
232,709 SQ. FT.
"3109 N
McDONALD ST"

REMAINDER OF
HWYSMCKINNEY, LLC
DOC. NO. 20210129000200450
O.P.R.C.C.T.
(CORRECTION: CALLED "TRACT ONE"
DOC. NO. 2023000006530
O.P.R.C.C.T.)

PROPOSED ZONING: I1 LIGHT INDUSTRIAL
EXISTING ZONING: BG BUSINESS GENERAL
AG AGRICULTURE
PD PLANNED DEVELOPMENT
CURRENT USE: VACANT

J.B. WILMETH SURVEY
ABSTRACT No. 984

REMAINDER OF
LOT 1, BLOCK A
JOSEPH & GLENNETA DAY ADDITION
DOC. NO. 2014-322
P.R.C.C.T.

REMAINDER OF
3103 McDONALD ST, LLC
DOC. NO. 20200905001258430
O.P.R.C.C.T.
(CORRECTION: DOC. NO.
20201228002324270
O.P.R.C.C.T.)

CURRENT ZONING: ML LIGHT MANUFACTURING
CURRENT USE: OFFICE/WAREHOUSE

LAND DESCRIPTION

BEING a 5.342 acre tract of land situated in the Tola Dunn Survey, Abstract Number 284, and the J. Wilmeth Survey, Abstract Number 984, City of McKinney, Collin County, Texas, and being a remainder of a tract of land called "Tract One" and "Tract Two" and described to Hwy5McKinney, LLC, by the Correctional Deed recorded in Document Number 2023000006530, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

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Along said curve, an arc distance of 291.60 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for a point of tangency at the end of said curve;

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THENCE South 04 degrees 59 minutes 48 seconds West along the westerly right-of-way line of said North McDonald Street, for a distance of 28.29 feet to the POINT OF BEGINNING containing 5.342 acres (232,709 square feet) of land, more or less.

LEGEND	
	BOUNDARY LINE
	EXISTING PARCEL

EXHIBIT C

ZONING EXHIBIT
FOR
BOX INVESTMENT GROUP
LIGHT INDUSTRIAL DEVELOPMENT
BEING 5.342 ACRES OUT OF THE
TOLA DUNN SURVEY, ABSTRACT NO. 284
J. WILMETH SURVEY, ABSTRACT NO. 984
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER:
HWY5MCKINNEY, LLC
10717 PATTON DRIVE
MCKINNEY, TX 75072

DEVELOPER:
BOX INVESTMENT GROUP
741 TIMBER RIDGE LAKE ROAD
GRAHAM, TX 76450
TEL: (972) 897-2060
CONTACT: TODD MARCHESANI

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
TEL: (972) 235-3031
CONTACT: MATT DRAKE