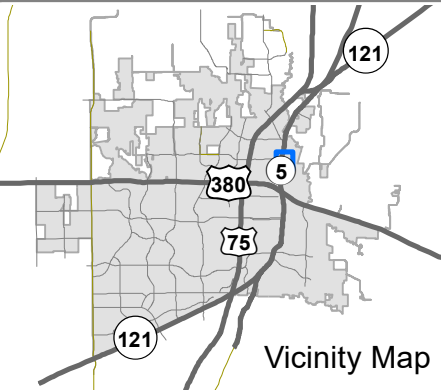
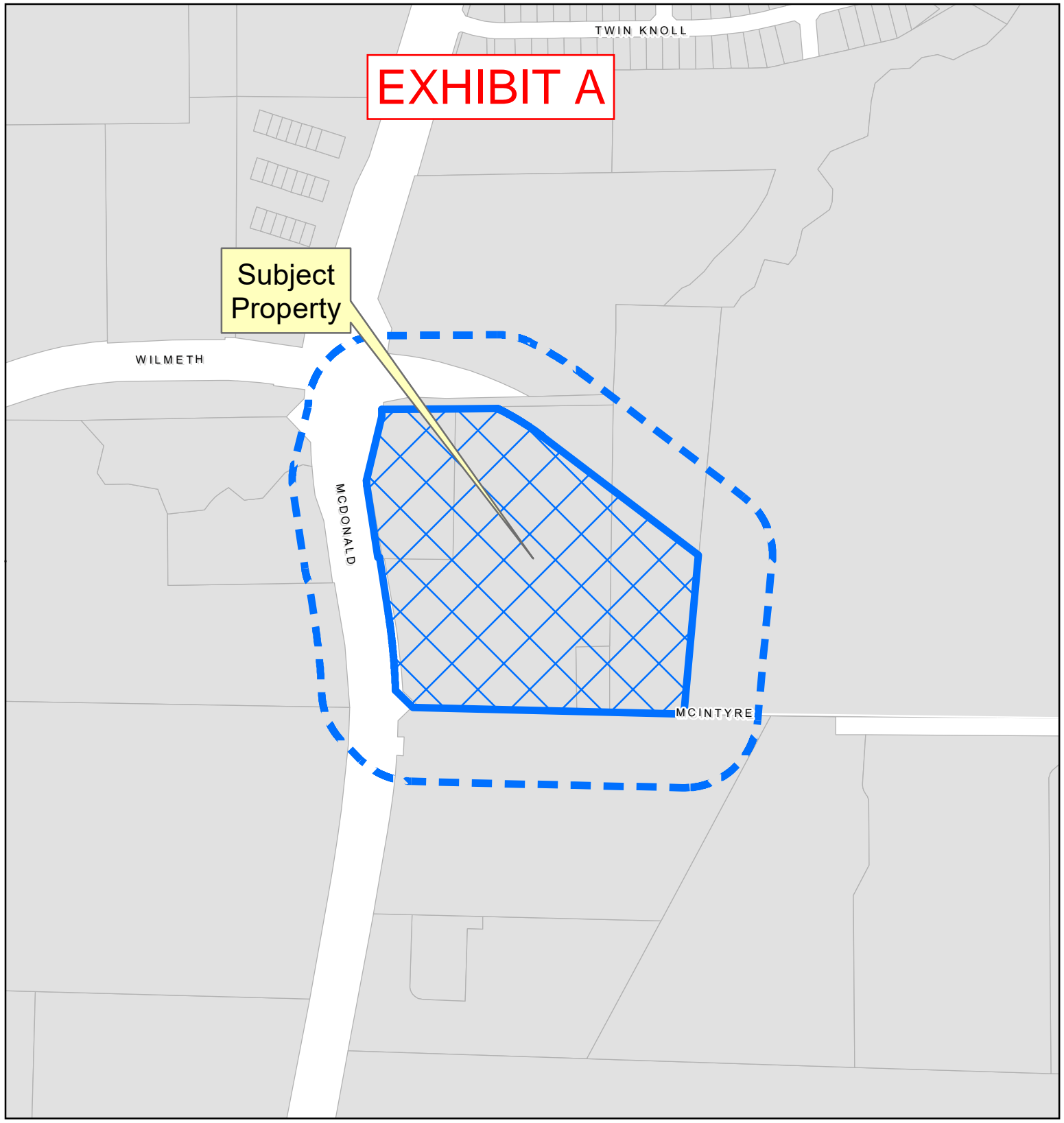


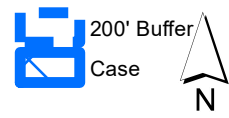
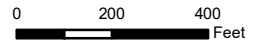
# EXHIBIT A

Subject  
Property



## Property Owner Notification Map

ZONE2025-0137



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

## ZONING DESCRIPTION

**BEING** a tract of land situated in the J.B. Wilmeth Survey, Abstract No. 984, and the John Duncan Survey, Abstract No. 259, City of McKinney, Collin County, Texas, and being a portion of a called 11.729-acre tract of land described in a deed to VPI TX-Three, LLC (50% interest), recorded in Instrument No. 2025000068033, said Official Public Records, and to RMP TX, LLC (50% interest), recorded in Instrument No. 2025000068034, said Official Public Records, and being all of a called 2.46-acre tract of land described in a deed to VPI TX-Three, LLC (50% interest), recorded in Instrument No. 2025000068805, said Official Public Records, and to RMP TX, LLC (50% interest), recorded in Instrument No. 2025000068806, said Official Public Records, and being a portion of a called 8.315-acre tract described in a deed to RMP TX, LLC, recorded in Instrument No. 2025000068499, said Official Public Records, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod found for the westernmost southwest corner of said 11.729-acre tract, common to the southernmost corner of a tract of land described as Parcel P00054384 to the State of Texas in Instrument No. 2022000161429, said Official Public Records, same being on the easterly right-of-way line of State Highway No. 5 (variable width public right-of-way), same also being the beginning of a curve to the left with a radius of 1,984.86 feet, a central angle of 06°45'00", and a chord bearing and distance of North 05°16'39" West, 233.70 feet;

**THENCE** in a northerly direction, along the common line of said 11.729-acre tract and said State Highway No. 5 and with said non-tangent curve to the left, an arc distance of 233.84 feet to a 5/8-inch iron rod found for corner;

**THENCE** along the common line of said 11.729-acre tract, aforesaid 2.46-acre tract and said State Highway No. 5 the following courses and distances:

North 88°09'15" West, a distance of 5.08 feet to a 5/8-inch iron rod found for the southeast corner of said 2.46-acre tract, common to the southwest corner of a tract of land described as Parcel P00054385 to the State of Texas in Instrument No. 2022000161432, said Official Public Records;

North 08°39'09" West, a distance of 220.65 feet to a 5/8-inch iron rod with plastic cap stamped "TXDOT ROW MONUMENT" found at the beginning of a tangent curve to the right with a radius of 1,380.00 feet, a central angle of 00°40'26", and a chord bearing and distance of North 08°18'56" West, 16.23 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 16.23 feet to a 5/8-inch iron rod with plastic cap stamped "TXDOT ROW MONUMENT" found for corner;

North 13°29'13" East, a distance of 200.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,320.00 feet, a central angle of 00°55'11", and a chord bearing and distance of North 00°35'15" East, 21.19 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 21.19 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said 2.46-acre tract, common to the northeast corner of Parcel P00054385 to the State of Texas in Instrument No. 2022000161432, said Official Public Records, same being on

the southerly line of a tract of land described in a deed to Una Straughan and Mary Jane Straughan, recorded in Volume 315, Page 114, Land Records, Collin County, Texas;

**THENCE** North 89°31'41" East, departing the easterly right-of-way line of said State Highway No. 5 and along the common line of said 2.46-acre tract and said Straughan tract, a distance of 220.03 feet to a 1/2-inch iron rod with an illegible plastic cap found for the northeast corner of said 2.46-acre tract and the northwest corner of aforesaid 11.729-acre tract;

**THENCE** North 89°40'58" East, along the common line of said 11.729-acre tract and said Straughan tract, a distance of 133.03 feet to the beginning of a non-tangent curve to the right with a radius of 825.00 feet, a central angle of 11°09'08", and a chord bearing and distance of South 58°16'25" East, 160.33 feet;

**THENCE** in a southeasterly direction, along the common line of said 11.729-acre tract and said Straughan tract, crossing said 11.729-acre tract, with said non-tangent curve to the right, an arc distance of 160.58 feet to a point for corner;

**THENCE** South 52°41'50" East, continuing across said 11.729-acre tract and crossing the aforesaid 8.315-acre, a distance of 597.69 feet to a point for corner on the easterly line of said 8.315-acre tract and the westerly line of a called 141.692-acre tract of land described in a deed to VPI TX-Three, LLC (50% interest), recorded in Instrument No. 2025000067745, Official Public Records, Collin County, Texas, and to RMP TX, LLC (50% interest), recorded in Instrument No. 2025000067746, said Official Public Records;

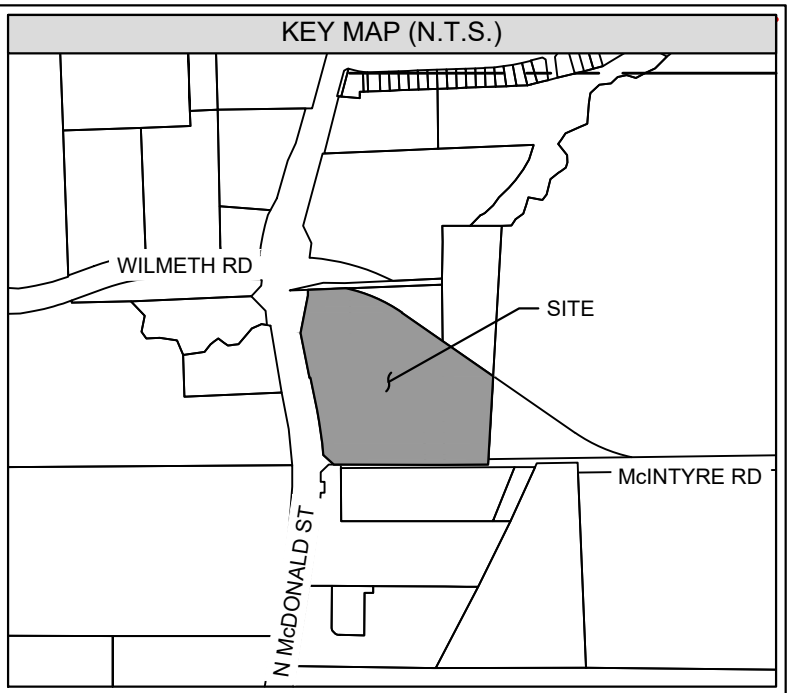
**THENCE** South 05°14'53" West, along the common line of said 8.315-acre tract and said 141.692-acre tract, a distance of 485.05 feet to a Mag Nail set for the southeast corner off said 8.315-acre tract and the southwest corner of said 141.692-acre tract, same being in an asphalt road, known as McIntyre Road (County Road No. 274), same also being on the northerly line of a called 14.4632-acre tract of land described in a deed to TX McKinney LP, recorded in Instrument No. 2025000060755, said Official Public Records;

**THENCE** North 88°45'27" West, generally along said McIntyre Road (County Road No. 274) and along the common line of said 8.315-acre tract and said 14.4632-acre tract, a distance of 328.43 feet to a Mag Nail set for the southwest corner of said 8.315-acre tract, common to the southeast corner of the aforementioned 11.729-acre tract;

**THENCE** North 88°35'19" West, continuing generally along said McIntyre Road and along the common line of said 11.729-acre tract and said 14.4632-acre tract, a distance of 497.45 feet to a Mag Nail set for the southernmost southwest corner of said 11.729-acre tract, common to the northernmost northwest corner of said 14.4632-acre tract, same being on the easterly right-of-way line of the aforementioned State Highway No. 5;

**THENCE** North 45°17'45" West, departing the northerly line of said 14.4632-acre tract and along the common line of said 11.729-acre tract and said State Highway No. 5, a distance of 75.13 feet to the **POINT OF BEGINNING** and containing 743,577 square feet or 17.070 acres of land, more or less.

# EXHIBIT C



**Kimley»»Horn**

2600 N. CENTRAL EXPRESSWAY, SUITE 400  
RICHARDSON, TX 75080  
PHONE: 281-509-9674  
WWW.KIMLEY-HORN.COM TX F-928  
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION PURPOSES  
**Kimley»Horn**

DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	IE
DRAWN BY	IE
CHECKED BY	DP

HOPEWELL MCKINNEY  
INDUSTRIAL

# ZONING EXHIBIT

SHEET NUMBER  
EX-1

LAST SAVED	12/2/2025 12:28 PM
PLOTTED BY	HERREJON, JRS
DWG PATH	K:\RCH_Civil\061311121 - Hopewell McKinney\4_Design\CAD\Exhibits
DWG NAME	Zoning Exhibit.dwg
XTlib :	xBody
XREFS	
metcal	

CALLED 1.247 ACRES  
 WILMETH AND  
 MCDONALD LLC  
 ZONING: PD - PLANNED  
 DEVELOPMENT DISTRICT  
 LAND USE: UNDEVELOPED

LLED 2.0753 ACRES  
 WY5MCKINNEY LLC  
 NING: AGRICULTURAL  
 D USE: UNDEVELOP

CALLED 3.2724 ACRES  
 HWY5MCKINNEY LLC  
 ZONING: BG -  
 GENERAL BUSINESS  
 LAND USE:  
 UNDEVELOPED

03 MCDONALD ST LLC

ZONING: ML - LIGHT  
MANUFACTURING  
LAND USE:  
OFFICE/WAREHOUSE

CALLED 32.169 ACRES  
 CITY OF MCKINNEY  
 ZONING: PD - PLANNED  
 DEVELOPMENT DISTRICT  
 AND USE: GOLF COURSE

PROPOSED TXDOT  
R.O.W. LINE  
EXISTING  
PROPERTY LINE

CALLED 38.03 ACRES  
 CITY OF MCKINNEY  
 ZONING: PD - PLANNED  
 DEVELOPMENT DISTRICT  
 LAND USE: GOLF COURSE

LOT 1, BLOCK A  
CREEK POINT ADDITION  
VOL. M, PG. 576  
P.R.C.C.T.

ZONING: PD - PLANNED DEVELOPMENT DISTRICT  
LAND USE: RESIDENTIAL MULTI-FAMILY

ZONING: AG - AGRICULTURAL  
LAND USE: UNDEVELOPED  
UNA STRAUGHAN AND MARY JANE STRAUGHAN  
VOL. 315, PG. 114  
L.R.C.C.T.

ZONING: I1 - LIGHT INDUSTRIAL  
LAND USE: UNDEVELOPED  
REMAINDER OF CALLED 11.729 ACRES  
VPI TX-THREE, LLC (50% INTEREST)  
INST. NO. 2025000068033  
RMP TX, LLC (50% INTEREST)  
INST. NO. 2025000068034  
O.P.R.C.C.T.

REMAINDER OF CALLED 8.315 ACRES  
RMP TX, LLC  
INST. NO. 2025000068499  
O.P.R.C.C.T.

CALLED 8.315 ACRES  
 RMP TX, LLC  
 INST. NO. 2025000068499  
 O.P.R.C.C.T.

EXISTING ZONING:  
AGRICULTURAL  
EXISTING USE:  
SINGLE FAMILY,  
DETACHED  
PROPOSED ZONING:  
I1 - LIGHT INDUSTRIAL

CALLED 141.692 ACRES  
 VPI TX-THREE, LLC (50% INTEREST)  
 INST. NO. 2025000067745  
 RMP TX, LLC (50% INTEREST)  
 INST. NO. 2025000067746  
 O.P.R.C.C.T.  
 ZONING: I1 - LIGHT INDUSTRIAL  
 LAND USE: UNDEVELOPED

CALLED 44.575 ACRES  
 MCKINNEY TEXAS BECKNELL  
 INVESTORS LLC  
 INST. NO. 20211210002497930  
 O.P.R.C.C.T.  
 ZONING: ML - LIGHT MANUFACTURING  
 LAND USE: WAREHOUSE, OFFICE

LOT 1, BLOCK 1  
MCKINNEY/HIGHWAY 5 INDUSTRIAL PARK  
VOL. J, PG. 851  
P.R.C.C.T.

ZONING: ML - LIGHT MANUFACTURING  
LAND USE: WAREHOUSE, OFFICE

STATE HIGHWAY 5  
(N McDONALD ST)  
A VARIABLE WIDTH R.O.W.

$\Delta=0^{\circ}40'26''$   
 $R=1380.00'$   
 $L=16.23'$   
 $CB=N8^{\circ}18'56''W$   
 $C=16.23'$

N13°29'13"E 200.00'

CALLED 2.46 ACRES  
 VPI TX-CXES, LLC (50% INTEREST)  
 INST. NO. 2025000068805  
 RMP TX, LLC (50% INTEREST)  
 INST. NO. 2025000068806  
 O.P.R.C.C.T.  
  
 EXISTING ZONING:  
 AGRICULTURAL  
 EXISTING USE:  
 SINGLE FAMILY, DETACHED  
 PROPOSED ZONING:  
 I1 - LIGHT INDUSTRIAL

FUTURE WILMETH ROAD  
R.O.W. DEDICATION

CALLED 11.729 ACRES  
 VPI TX-THREE, LLC (50% INTEREST)  
 INST. NO. 2025000068033  
 RMP TX, LLC (50% INTEREST)  
 INST. NO. 2025000068034  
 O.P.R.C.C.T.

EXISTING ZONING:  
AGRICULTURAL  
EXISTING USE:  
UNDEVELOPED  
PROPOSED ZONING:  
I1 - LIGHT INDUSTRIAL

- P.O.B.  
NORTHING: 7134532.36  
EASTING: 2545725.42

CALLED 14.4632 ACRES  
 TX MCKINNEY LP  
 INST. NO. 2025000060755  
 O.P.R.C.C.T.

ZONING: I1 - LIGHT INDUSTRIAL  
LAND USE: UNDEVELOPED

N88°45'  
328.43

REMAINDER OF CALLED 141.692 ACRES  
VPI TX-THREE, LLC (50% INTEREST) INST. NO. 2025000067745  
RMP TX, LLC (50% INTEREST)  
INST. NO. 2025000067746 O.P.R.C.C.T.  
ZONING: I1 - LIGHT INDUSTRIAL  
LAND USE: UNDEVELOPED

60' R.O.W. DEDICATION  
VOL. J, PG. 851  
P.R.C.C.T.