

# EXHIBIT A

Subject  
Property

WILMETH

MCDONALD

MCINTYRE



## Property Owner Notification Map

ZONE2025-0137

0 200 400  
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.



# 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;

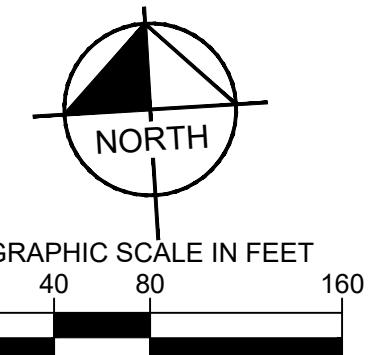
**THENCE** South 05°14'53" West, along the common line of said 8.315-acre tract and said 141.692-acre tract, a distance of 485.05 feet to a Mag Nail set for the southeast corner off said 8.315-acre tract and the southwest corner of said 141.692-acre tract, same being in an asphalt road, known as McIntyre 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



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

CALLED 2.0753 ACRES  
HWY5MCKINNEY LLC  
ZONING: AGRICULTURAL  
LAND USE: UNDEVELOPED

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

CALLED 3.11 ACRES  
3103 MCDONALD ST LLC  
ZONING: ML - LIGHT  
MANUFACTURING  
LAND USE:  
OFFICE/WAREHOUSE

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

CALLED 2.46 ACRES  
VPI TX-THREE, 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

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

N8°39'09"N  
220.65'

S88°09'15"E  
5.08'

N89°31'41"E  
220.03'

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  
LAND US  
REMAIN  
VPI TX-T  
INST. NC  
RMP TX,  
INST. NC  
O.P.R.C.  
REMA

S89°40'59"W 133.03'  
CB=S58°16'25"E  
C=160.33'  
R=825.00'  
L=160.58'  
 $\Delta=11^{\circ}09'08''$

S52°41'50"E 597.69'

A VARIF

FUTURE WILMETH ROAD  
R.O.W. DEDICATION

CALLED 11.729 ACRES  
VPI TX-THREE, LLC (50% INTEREST)

EXH

LIGHT INDUSTRIAL  
UNDEVELOPED  
OF CALLED 11.729 ACRES  
E, LLC (50% INTEREST)  
5000068033  
(50% INTEREST)  
5000068034

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

NG: I1 - LIGHT INDUSTRIAL  
ND USE: UNDEVELOPED

METH RD  
WIDTH R.O.W.

# IBIT C

GRAPHIC SCALE IN FEET  
0 40 80 160

KEY MAP (N.T.S.)

OWNERS
• VPI TX-THREE, LLC
• RMP TX, LLC

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

# HOPEWELL MCKINNEY INDUSTRIAL

CONTINUING EXHIBIT

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

- LIGHT MANUFACTURING  
:: WAREHOUSE, OFFICE

BLOCK 1  
Y 5 INDUSTRIAL PARK  
, PG. 851  
C.C.T.

**SHEET NUMBER**  
**EX-1**