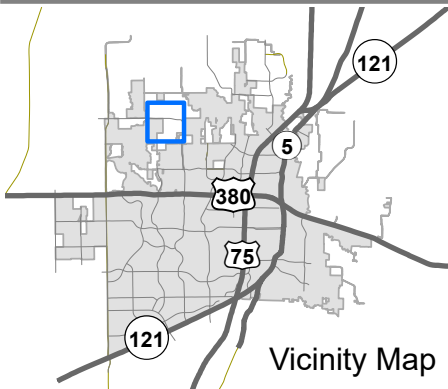
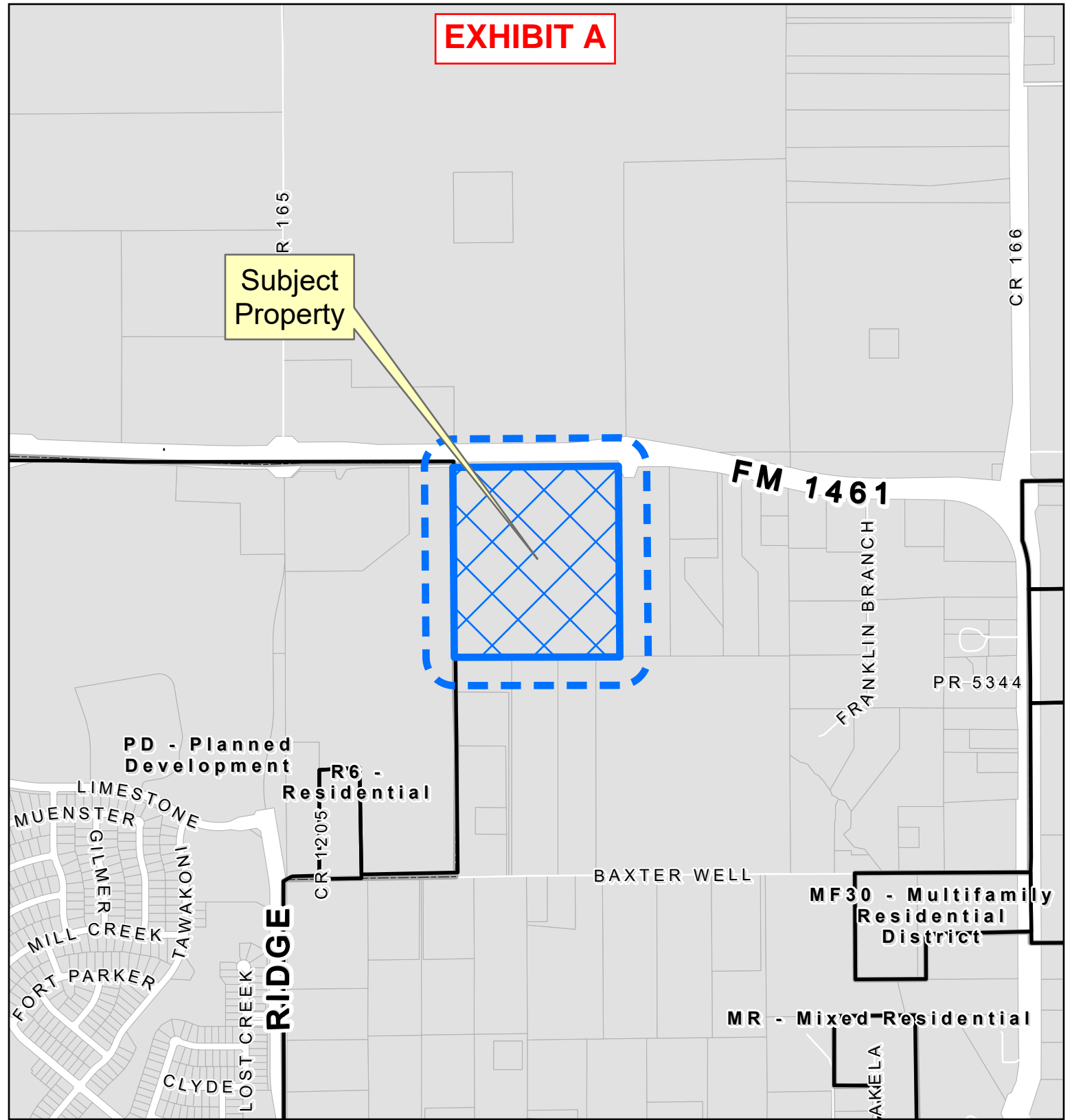
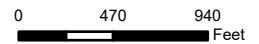


EXHIBIT A



Location Map
ZONE2025-0176



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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Joel F. Stewart Survey, Abstract No. 838, City of McKinney, Collin County, Texas, being the remainder of a tract described as Tract 5, conveyed to Sheryl Lynn Bates, by deed recorded in Document No. 2022000161867 of the Official Public Records of Collin County, Texas with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found at the southeast corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2023000115697, of said Official Public Records, at the southwest corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 2024000083067, of said Official Public Records, and being the northeast corner of the remainder of a tract, conveyed to HRC WCD Partners, L.P., by deed recorded in Volume 5867, Page 3876, of the Deed Records of Collin County, Texas;

THENCE N 89°33'49" E, 1197.79 feet, with the south line of said right-of-way dedication (2024000083067), to a 5/8" capped iron rod found at a west corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 20220322000456740, of said Official Public Records, and being the northwest corner of the remainder of a tract of land conveyed to Snehal Jasani, Praful Madhani, and Harsha Madhani, by deed recorded in Document No. 20220322000456740, of said Official Public Records;

THENCE S 00°28'12" E, 1380.83 feet, with the west line of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract, to a 1" iron pipe found at the southwest corner of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract and being in the north line of a tract of land conveyed to Relianse Global, LLC, by deed recorded in Document No. 20220127000148290, of said Official Public Records;

THENCE S 89°52'03" W, 1197.63 feet, with said north line of Relianse Global, LLC tract, the north line of a tract of land conveyed to Charles E. Shannon and Norah H. Shannon, by deed recorded in Document No. 20150831001099690, the north line of a tract of land conveyed to Haresh Surti and Priti H Surti, by deed recorded in Document No. 20190730000903450, and the north line of a tract of land conveyed to Mohammad Imran Haq and Sarah Vantrump, by deed recorded in Document No. 20141125001290170, all of said Official Public Records, to a 2" iron pipe found at the northwest corner of said to Mohammad Imran Haq and Sarah Vantrump tract, and in the east line of said HRC WCD Partners, L.P. tract;

THENCE N 00°28'39" W, 1374.48 feet, with said east line of HRC WCD Partners, L.P. tract, to the **POINT OF BEGINNING** with the subject tract containing 1,650,016 square feet or 37.879 acres of land.

August 15, 2025

G:\2025 JOBS\25-200 Bates 38 Acres\SURVEY\Word\METES AND BOUNDS DESCRIPTION.docx

EXHIBIT C

HC MCKINNEY 3 LLC
 Doc. No. 2021122900260770
 OPRCCT
 Existing Zoning: Collin County
 Existing Use: Agricultural

HC MCKINNEY 3 LLC
 Doc. No. 2021122900260760
 OPRCCT
 Existing Zoning: Collin County
 Existing Use: Agricultural/Vacant

CUSTERSTONE INVESTMENTS LLC
 Doc. No. 20140811000854390
 OPRCCT
 Existing Zoning: Collin County
 Existing Use: Agricultural/Vacant

FM 1461

POINT OF BEGINNING

N 89°30'49" E - 1197.79'

N 00°28'39" W - 1374.48'

N 71°46'50.095" E - 2507.3125'

S 89°52'03" W - 1197.83'

S 00°28'12" E - 1380.83'

C GREEN PARK LLC
 Doc. No. 202008170023120
 OPRCCT
 Existing Zoning: PD - Planned Development
 Existing Use: Agricultural/Vacant

**SNEHAL JASANI,
 PRAFUL MADHANI
 & HARSHA MADHANI**
 Doc. No. 202322000456740
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Commercial

LOCKWOOD ADDITION
 Cal. 2023, Pg. 971
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Residential

**Tract 5
 SHERYL LYNN BATES**
 Doc. No. 2022000161867
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Agricultural/Vacant
 Proposed Zoning: RS - Residential
 37.879 Acres

Tract 5

SHERYL LYNN BATES

Doc. No. 2022000161867

OPRCCT

Existing Zoning: City of McKinney ETJ

Existing Use: Agricultural/Vacant

Proposed Zoning: RS - Residential

37.879 Acres

Doc. No. 2022000161867

OPRCCT

Existing Zoning: City of McKinney ETJ

Existing Use: Residential

Family

Doc. No. 20190730000903450

OPRCCT

Existing Zoning: City of McKinney ETJ

Existing Use: Residential Single Family

Doc. No. 20141125001290170

OPRCCT

Existing Zoning: City of McKinney ETJ

Existing Use: Residential Single Family

Doc. No. 20190730000903450

OPRCCT

Existing Zoning: City of McKinney ETJ

Existing Use: Residential Single Family

Doc. No. 20190730000903450

OPRCCT

Existing Zoning: City of McKinney ETJ

Existing Use: Residential Single Family

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Existing Use: Residential Single Family

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OPRCCT

Existing Zoning: City of McKinney ETJ

Existing Use: Residential Single Family

Doc. No. 20190730000903450

OPRCCT

Existing Zoning: City of McKinney ETJ

Existing Use: Residential Single Family

**MOHAMMAD IMRAN HAQ &
 SARAH VANTRUMP**
 Doc. No. 20141125001290170
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Residential Single Family

**HARESH SURTI &
 PRITI H SURTI**
 Doc. No. 20190730000903450
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Residential Single Family

**CHARLES E SHANNON &
 NORAH N SHANNON**
 Doc. No. 20190730000903450
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Residential Single Family

RELIANSE GLOBAL, LLC
 Doc. No. 202322000456740
 OPRCCT
 Existing Zoning: City of McKinney ETJ
 Existing Use: Agricultural/Vacant

BATES TRACT
 37.879 ACRES
 OUT OF THE JOEL F. STEWART SURVEY ~
 ABSTRACT NO. 838, TRACT 17
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

ENGINEER / SURVEYOR
 SPIARS ENGINEERING, INC.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPFS No. F-2121 And No. F-10043100
 Contact: Tristan Poore

APPLICANT
 Morphic Development
 1650 W. Virginia Street, Suite 110
 McKinney, TX 75069
 Contact: Sam Franklin
 Email: sam@morphicdev.com

OWNER
 Sheryl Lynn Bates
 4660 County Road 1006
 McKinney, TX 75071

OWNER
 Mohammad Imran Haq & Sarah Vantrump
 4660 County Road 1006
 McKinney, TX 75071

OWNER
 Charles E Shannon & Norah N Shannon
 765 Custer Road, Suite 100
 McKinney, TX 75075
 Telephone: (972) 422-0077
 TBPFS No. F-2121 And No. F-10043100
 Contact: Tristan Poore

OWNER
 Hareesh Surti & Priti H Surti
 1650 W. Virginia Street, Suite 110
 McKinney, TX 75069
 Contact: Sam Franklin
 Email: sam@morphicdev.com

OWNER
 Relianse Global, LLC
 765 Custer Road, Suite 100
 McKinney, TX 75075
 Telephone: (972) 422-0077
 TBPFS No. F-2121 And No. F-10043100
 Contact: Tristan Poore

OWNER
 HC McKinney 3 LLC
 765 Custer Road, Suite 100
 McKinney, TX 75075
 Telephone: (972) 422-0077
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 Telephone: (972) 422-0077
 TBPFS No. F-2121 And No. F-10043100
 Contact: Tristan Poore

ZONING EXHIBIT

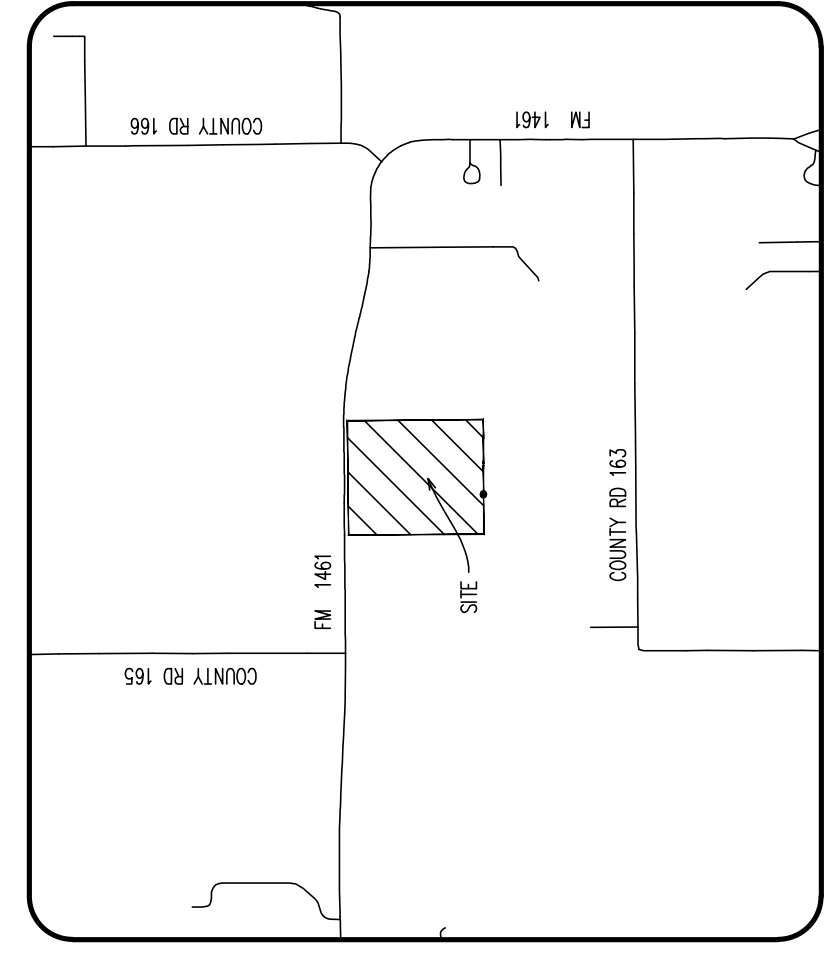
BATES TRACT

Scale: 1" = 100'

January, 2026

SEI Job No. 235-200

LOCATION MAP
 1" = 4000'



METES AND BOUNDS DESCRIPTION

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THENCE N 89°33'49" E, 1197.79 feet, with the south line of said right-of-way dedication, (2024000083067) to a 5/8" capped iron rod found at a west corner of a right-of-way dedication, conveyed to the State of Texas, by deed recorded in Document No. 20220322000456740, of said Official Public Records, and being the northwest corner of the remainder of a tract of land conveyed to Snehal Jasani, Praful Madhani, and Harsha Madhani, by deed recorded in Document No. 20220322000456740, of said Official Public Records;

THENCE S 00°28'12" E, 1380.83 feet, with the west line of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract, a 1" iron pipe found at the southwest corner of said Snehal Jasani, Praful Madhani, and Harsha Madhani tract and being in the north line of a tract of land conveyed to Relianse Global, LLC, by deed recorded in Document No. 20220127000148290, of said Official Public Records;

THENCE S 89°52'03" W, 1197.63 feet, with said north line of Relianse Global, LLC tract, the north line of a tract of land conveyed to Charles E. Shannon, and Norah H. Shannon, by deed recorded in Document No. 20190730000903450, and the north line of a tract of land conveyed to Hareesh Surti and Priti H. Surti, by deed recorded in Document No. 20190730000903450, and the north line of a tract of land conveyed to Mohammad Imran Haq and Sarah Vantrump, by deed recorded in Document No. 20141125001290170, all of said Official Public Records, to a 2" iron pipe found at the northwest corner of said to Mohammad Imran Haq and Sarah Vantrump tract, and in the east line of said HRC WCD Partners, L.P. tract;

THENCE N 00°28'39" W, 1374.48 feet, with said east line of HRC WCD Partners, L.P. tract, the POINT OF BEGINNING with the subject tract containing 1,650,016 square feet or 37.879 acres of land.



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 TBPFS No. F-2121 • TBPFS No. F-10043100 • www.spiarseng.com