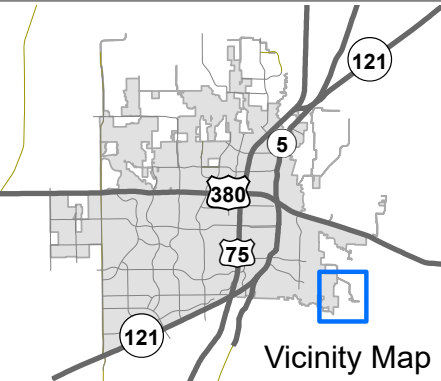
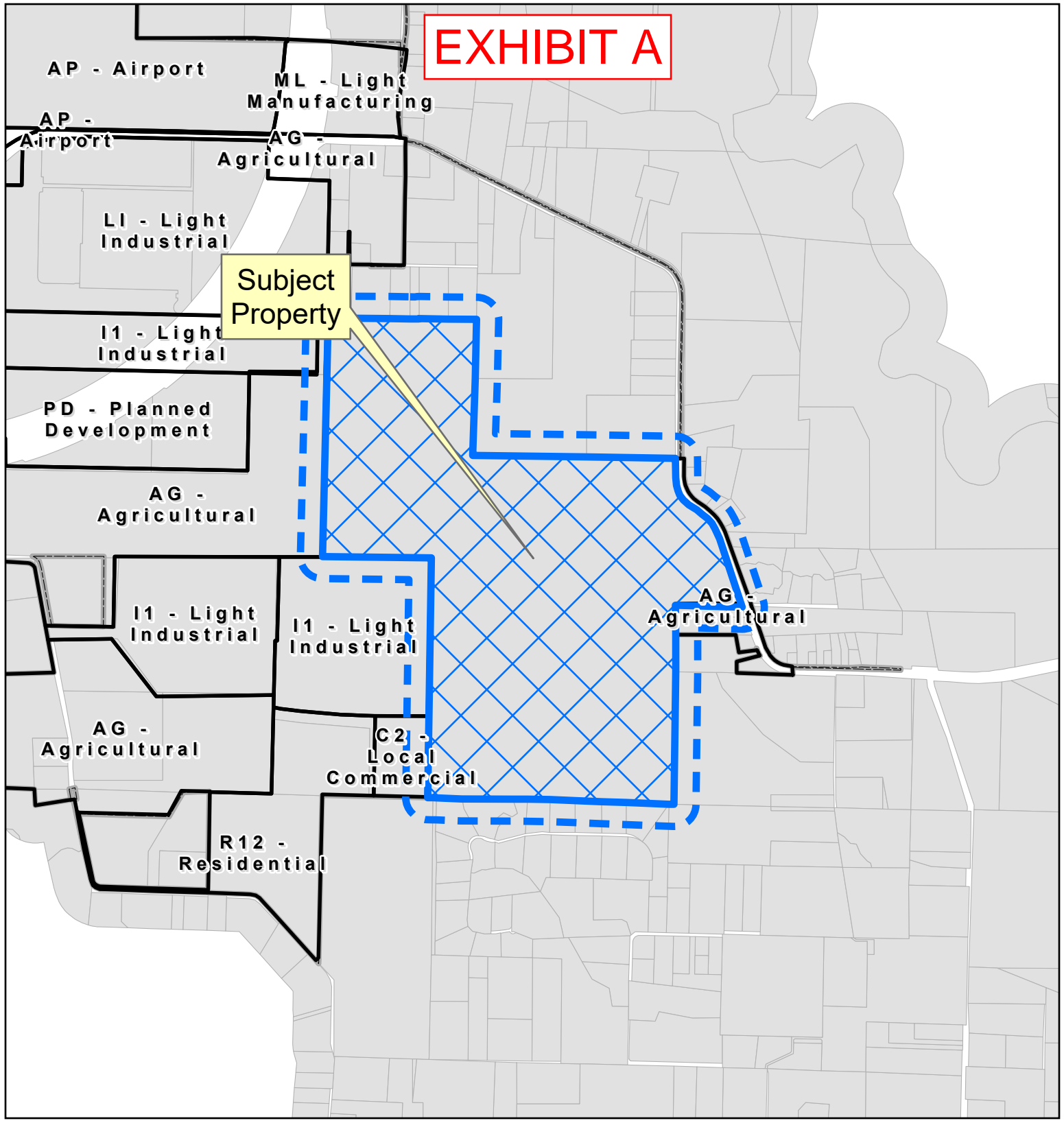
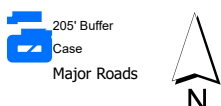
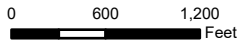


EXHIBIT A



Location Map
ZONE2026-0017



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

Description and Depiction of Property

A tract of land containing 77.617 acres out of the R.H. Locke Survey, Abstract No. 517, in Collin County, Texas, and being all of a 72.65 acre tract of land and out of a 4 acre tract of land that was conveyed to Nelson Porter Judd, et ux, by Roy J. Wilson, et ux, in Deed recorded in Volume 417, page 386 of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds, to-wit.

BEGINNING at an iron pin being the Southeast corner of said 72.65 acre tract;

THENCE North 09 deg 42 min 11 sec West with an established fence 1539.76 feet to an iron pin, being the Southeast corner of a 43.65 acre tract;

THENCE North 6 deg 29 min East with the East line of said 43.6 acre tract 2243 feet to an iron pin found;

THENCE East with the North line of said tract 1762 feet to an iron pin found in the West right of way line of F.H. Highway No. 546;

THENCE South 19 deg 59 min East with said right of way line 420.6 feet to an iron pin;

THENCE North 89 deg 01 min West with an old fence, same being the South line of said 4 acre tract 614.5 feet to an iron pin being the Southwest corner of said 4 acre tract;

THENCE South 0 deg 39 min East with a fence 617 feet to an iron pin;

THENCE South 0 deg 33 min West with the East line of said tract 1235 feet to the PLACE OF BEGINNING,

CONTAINING 77.617 acres,

A tract of land containing 161.81 acres out of the R. H. Locke Survey, in the County of Collin, State of Texas, and being all of the land conveyed to C. H. Akin and wife and H. C. Miller and wife, in Deed recorded in Vol. 369, Page 517, and 518, and all of the land conveyed to Charlie Akin and H. C. Miller in Deed recorded in Vol. 358, Page 396, of the Deed Records of Collin County, Texas, being more particularly described by metes and bounds, to-wit:

BEGINNING at an Iron Pin set at the Southwest corner of a 72.12 Acre tract described in Vol. 369, Page 517. Iron Pin is the most Westerly Southwest corner of 161.81 Acre tract.

THENCE East with a row of trees 1021 feet to an Iron Pin.

THENCE South 0 deg. 01 min. West with a row of post 2228.3 feet to an Iron Pin.

THENCE South 88 deg. 40 min. East with an established fence 530 feet.

THENCE North 86 deg. 33 min. East with said fence 200 feet to an Iron Pin.

THENCE North 6 deg. 29 min. East with an established fence 2243 feet to an Iron Pin.

THENCE East with a row of post 1762 feet to an Iron Pin set in the West right-of-way line of P. M. Hwy. No. 546.

THENCE North 20 deg. 11 min. West with said R.O.W. line 280.5 feet to a R.O.W. Marker.

THENCE North 28 deg. 17 min. West with said R.O.W. line 113.5 feet to a R.O.W. marker being the P. C. of a curve to the left. Curve has a central angle of 34 deg. 24 min., radius of 399 feet, long cord bearing North 50 deg. 20 min. West distance 236 feet.

THENCE with said curve 239.6 feet to a R.O.W. marker.

THENCE North 46 deg. 43 min. West 122.5 feet to a R.O.W. marker being the P. C. of a curve to the right. Curve has a central angle of 35 deg. 44 min., radius of 365 feet, long cord bearing North 20 deg. 19 min. West distance 224 feet.

THENCE along said curve 227.6 feet to a point.

THENCE North 1 deg. 47 min. East 166 feet to a corner post.

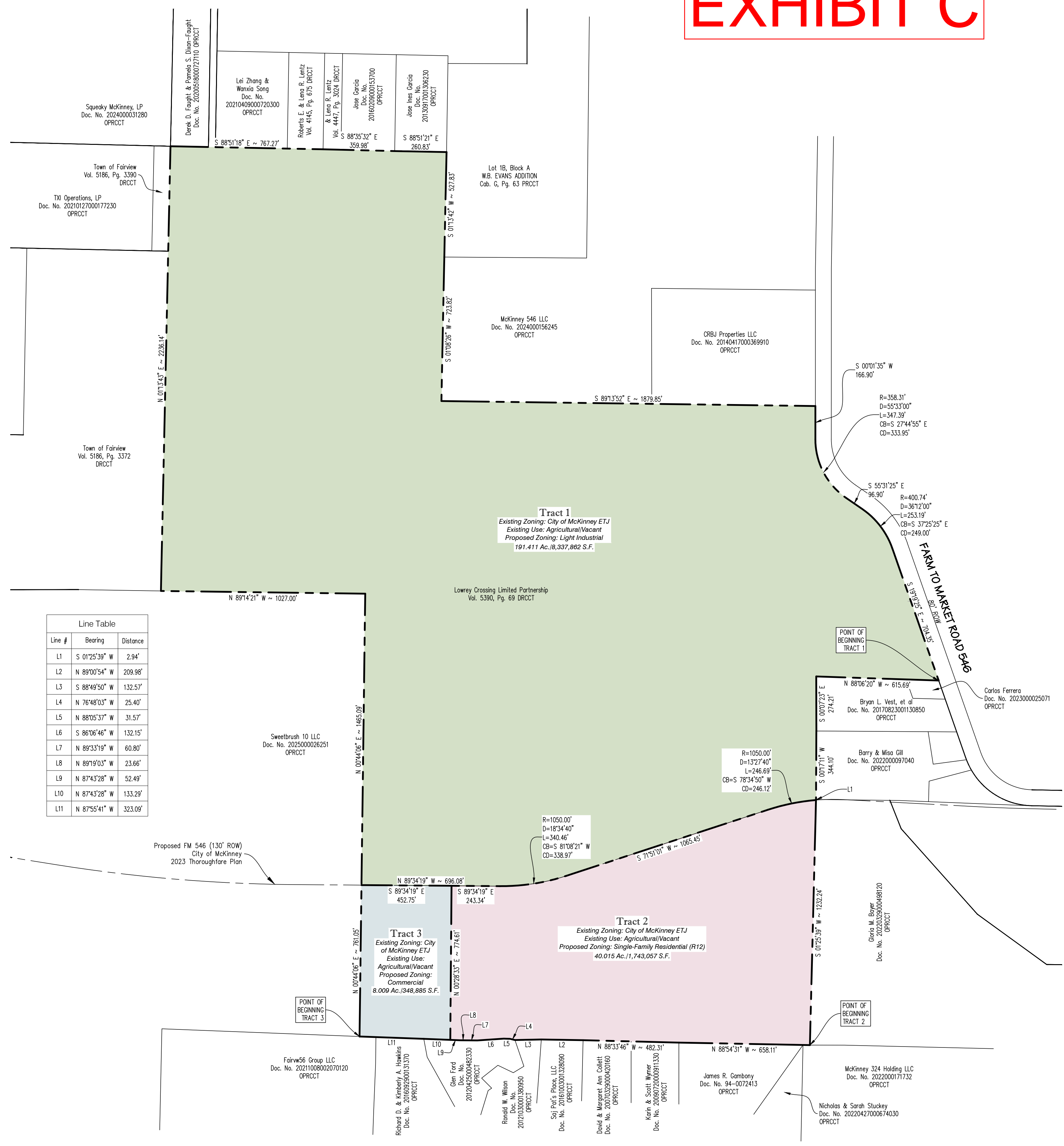
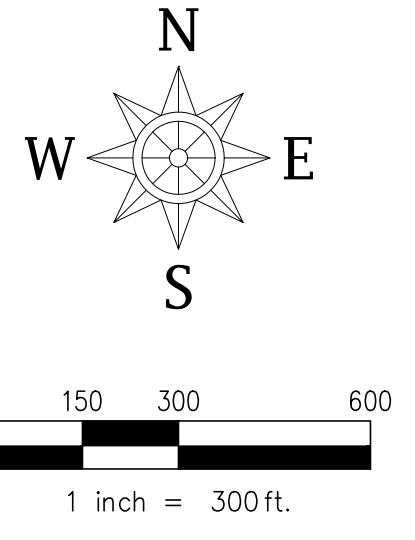
THENCE West with an established fence 1881.2 feet to a corner post.

THENCE North 0 deg. 27 min. East with an established fence 1252 feet to a corner post.

THENCE North 89 deg. 35 min. West with an established fence 1390 feet to a corner post.

THENCE South 0 deg. 15 min. West with a row of post and tree line 2236 feet to the place of beginning, containing 161.81 Acres.

EXHIBIT C



Line #	Bearing	Distance
L1	S 01°25'39" W	2.94'
L2	N 89°00'54" W	209.98'
L3	S 88°49'50" W	132.57'
L4	N 76°48'03" W	25.40'
L5	N 88°05'37" W	31.57'
L6	S 86°06'46" W	132.15'
L7	N 89°31'19" W	60.80'
L8	N 89°19'03" W	23.66'
L9	N 87°43'28" W	52.49'
L10	N 87°43'28" W	133.29'
L11	N 87°55'41" W	323.09'

METES AND BOUNDS DESCRIPTION

Tract 1 – Light Industrial

BEING a tract of land situated in the R. Lock Survey, Abstract No. 517, in Collin County, Texas, being part of a tract conveyed to Lowrey Crossing Limited Partnership by deed recorded in Volume 5390, Page 69, Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at the northeast corner of a tract conveyed to Carlos Ferrera, recorded in Document No. 202300025071, Official Public Records, Collin County, Texas (OPRCCT), being on the west line of Farm to Market Road 546, an 80-foot-wide public right-of-way;

THENCE N 88°06'20" W, 615.69 feet along the north line of said Ferrera tract, and of a tract conveyed to Bryan L. Vest, et al, recorded in Document No. 20170823001130850 OPRCCT, to the northwest corner thereof;

THENCE S 00°07'23" E, 274.21 feet along the west line thereof;

THENCE S 01°17'11" W, 344.10 feet along the west line of a tract conveyed to Barry & Misa Gil, recorded in Document No. 2022000097040 OPRCCT;

THENCE S 01°25'39" W, 2.94 feet continuing along the west line thereof;

THENCE into and through said Lowrey Crossing tract, the following:

A non-tangent curve to the left having a central angle of 13°27'40", a radius of 1050.00 feet, a chord of S 78°34'50" W – 246.12 feet, an arc length of 246.69 feet;

S 71°51'01" W, 1065.45 feet;

A tangent curve to the right having a central angle of 18°34'40", a radius of 1050.00 feet, a chord of S 81°08'21" W – 338.97 feet, an arc length of 340.46 feet;

And N 89°34'19" W, 696.08 feet to the east line of a tract conveyed to Sweetbrush 10 LLC, recorded in Document No. 2025000026251 OPRCCT;

THENCE N 00°44'06" E, 1465.09 feet along the east line thereof;

THENCE N 89°14'21" W, 1027.00 feet along the north line thereof;

THENCE N 01°13'43" E, 2236.14 feet along the east line of those tracts conveyed to the Town of Fairview, recorded in Volume 5186, Page 3372, and Volume 5186, Page 3390 DRCCCT;

THENCE S 88°51'18" E, 767.27 feet along the south line of a tract conveyed to Derek D. Fought & Pamela S. Dixon-Fought, recorded in Document No. 20200518000727110 OPRCCT, a tract conveyed to Lei Zhang & Wanxia Song, recorded in Document No. 20210409000720300 OPRCCT, and of a tract conveyed to Roberts E. & Leno R. Lentz, recorded in Volume 4145, Page 675 DRCCCT;

THENCE S 88°35'32" E, 359.98 feet along the south line of a tract conveyed to Leno R. Lentz, recorded in Volume 4447, Page 3024 DRCCCT, and of a tract conveyed to Jose Garcia, recorded in Document No. 20160209000153700 OPRCCT;

THENCE S 88°51'21" E, 260.83 feet along the south line of a tract conveyed to Jose Ines Garcia, recorded in Document No. 20130917001306230 OPRCCT;

THENCE S 01°13'42" W, 527.83 feet along the west line of Lot 1B, Block A, W.B. Evans Addition, recorded in Cabinet G, Page 63, Plat Records, Collin County, Texas;

THENCE S 01°08'26" W, 723.82 feet along the west line of a tract conveyed to McKinney 546 LLC, recorded in Document No. 2024000156245 OPRCCT;

THENCE S 89°13'52" E, 1879.85 feet along the south line thereof, and of a tract conveyed to CRBJ Properties LLC, recorded in Document No. 20140417000369910 OPRCCT, to the west line of Farm to Market Road 546;

THENCE along the west line of said road, the following:

S 00°01'35" W, 166.90 feet;

A tangent curve to the left having a central angle of 55°33'00", a radius of 358.31 feet, a chord of S 27°44'55" E – 333.95 feet, an arc length of 347.39 feet;

S 55°31'25" E, 96.90 feet;

A tangent curve to the right having a central angle of 36°12'00", a radius of 400.74 feet, a chord of S 37°25'25" E – 249.00 feet, an arc length of 253.19 feet;

And S 19°19'25" E, 704.35 feet to the POINT OF BEGINNING with the subject tract containing 8,337,862 square feet or 191.41 acres of land.

Tract 2 – Single-Family Residential

BEING a tract of land situated in the R. Lock Survey, Abstract No. 517, in Collin County, Texas, being part of a tract conveyed to Lowrey Crossing Limited Partnership by deed recorded in Volume 5390, Page 69, Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at the southwest corner of a tract conveyed to Gloria M. Bayer, recorded in Document No. 20220329000498120, Official Public Records, Collin County, Texas (OPRCCT), and being on the north line of a tract conveyed to McKinney 324 Holding LLC, recorded in Document No. 2022000171732 OPRCCT;

THENCE N 88°54'31" W, 658.11 feet along the north line thereof, and of a tract conveyed to James R. Gambony, recorded in Document No. 94-0072413 OPRCCT;

THENCE N 88°33'46" W, 482.31 feet along the north line of a tract conveyed to Karin & Scott Wymer, recorded in Document No. 20090720000911330, and of a tract conveyed to David & Margaret Ann Collett, recorded in Document No. 20070329000420160 OPRCCT;

THENCE N 89°00'54" W, 209.98 feet along the north line of a tract conveyed to Saj Pat's Place, LLC, recorded in Document No. 20161003001328090 OPRCCT;

THENCE S 88°49'50" W, 132.57 feet along the north line of a tract conveyed to Ronald W. Wilson, recorded in Document No. 20121030001380950 OPRCCT;

THENCE along the north line of a tract conveyed to Glen Ford, recorded in Document No. 20120425000482330 OPRCCT, the following:

N 76°48'03" W, 25.40 feet;

N 88°05'37" W, 31.57 feet;

S 86°06'46" W, 132.15 feet;

N 89°33'19" W, 60.80 feet;

N 89°19'03" W, 23.66 feet;

And N 87°43'28" W, 52.49 feet;

THENCE into and through said Lowrey Crossing tract, the following:

N 00°28'33" E, 774.61 feet;

S 89°34'19" E, 243.34 feet;

A tangent curve to the left having a central angle of 18°34'40", a radius of 1050.00 feet, a chord of N 81°08'21" E – 338.97 feet, an arc length of 340.46 feet;

N 71°51'01" E, 1065.45 feet;

And a tangent curve to the right having a central angle of 13°27'40", a radius of 1050.00 feet, a chord of N 78°34'50" E – 246.12 feet, an arc length of 246.69 feet;

THENCE S 01°25'39" W, 1232.24 feet along the west line of said Bayer tract to the POINT OF BEGINNING with the subject tract containing 1,743,057 square feet or 40.015 acres of land.

Tract 3 – Commercial

BEING a tract of land situated in the R. Lock Survey, Abstract No. 517, in Collin County, Texas, being part of a tract conveyed to Lowrey Crossing Limited Partnership by deed recorded in Volume 5390, Page 69, Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the north line of a tract conveyed to Fairw56 Group LLC, recorded in Document No. 20211008002070120, Official Public Records, Collin County, Texas (OPRCCT), for a southeasterly corner of a tract conveyed to Sweetbrush 10 LLC, recorded in Document No. 2025000026251 OPRCCT;

THENCE N 00°44'06" E, 761.05 feet along the east line thereof;

THENCE S 89°34'19" E, 452.75 feet into said Lowrey Crossing tract;

THENCE S 00°28'33" W, 774.61 feet through said tract to the north line of a tract conveyed to Glen Ford, recorded in Document No. 20120425000482330 OPRCCT;

THENCE N 87°43'28" W, 133.29 feet along the north line thereof;

THENCE N 87°55'41" W, 323.09 feet along the north line of a tract conveyed to Richard D. & Kimberly A. Hawkins, recorded in Document No. 2016092900131370 OPRCCT, and of said Fairw56 tract, to the POINT OF BEGINNING with the subject tract containing 348,885 square feet or 8.009 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Drawing: C:\2026\095528-028 Wysong 240 Acres\CAD\Cadd\Wysong Zoning Exhibit.dwg Saved By: Kbauser Save Time: 3/3/2026 4:18:25 PM Plotted by: kbauser Plot Date: 3/3/2026 4:19:19 PM

765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
 TBPEL No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

OWNER/APPLICANT
 Rane Pearson Real Estate
 161 West 3rd St, Suite 100
 Prosper, TX 75078
 Contact: Rane Pearson
 Email: rane@rpretx.com

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPEL No. F-2121 And No. F-10043100
 Contact: Tristian Poore

ZONING EXHIBIT
WYSONG RANCH
 239.44 ACRES
 OUT OF THE R. LOCK SURVEY,
 ABSTRACT NO. 517
 CITY OF MCKINNEY ETJ
 COLLIN COUNTY, TEXAS