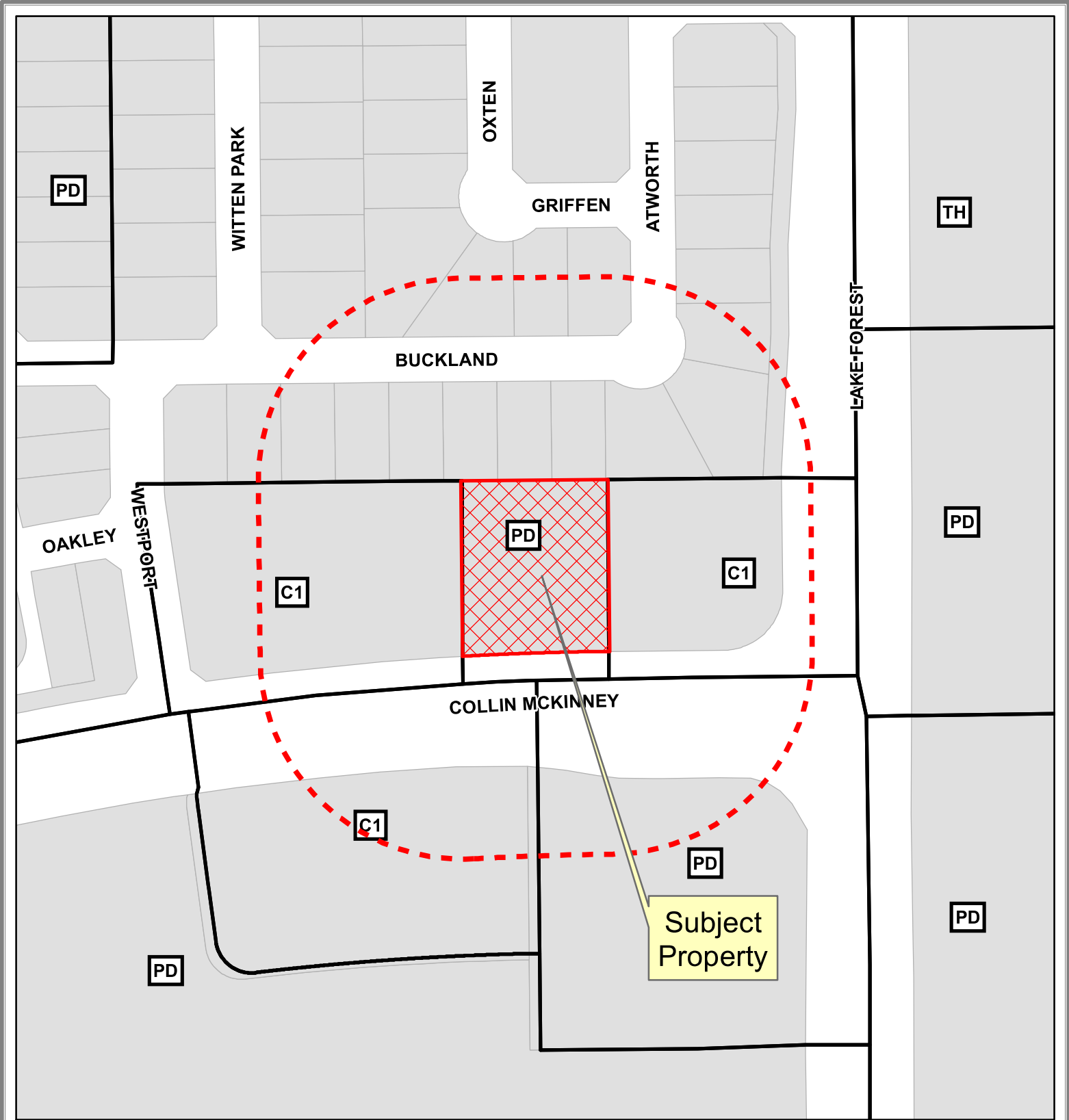


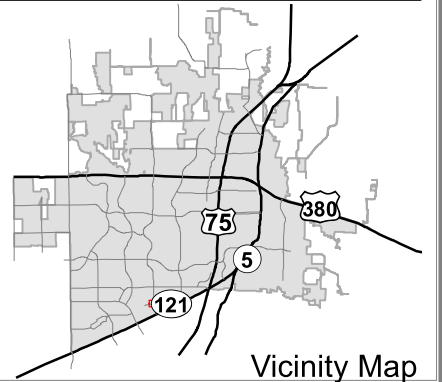
# EXHIBIT A



## Notification Map

Case: 17-203Z

--- 200' Buffer

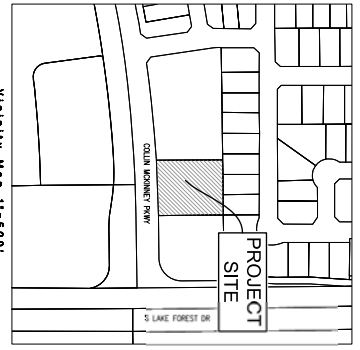
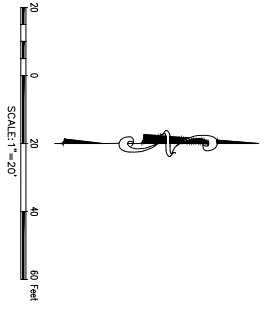
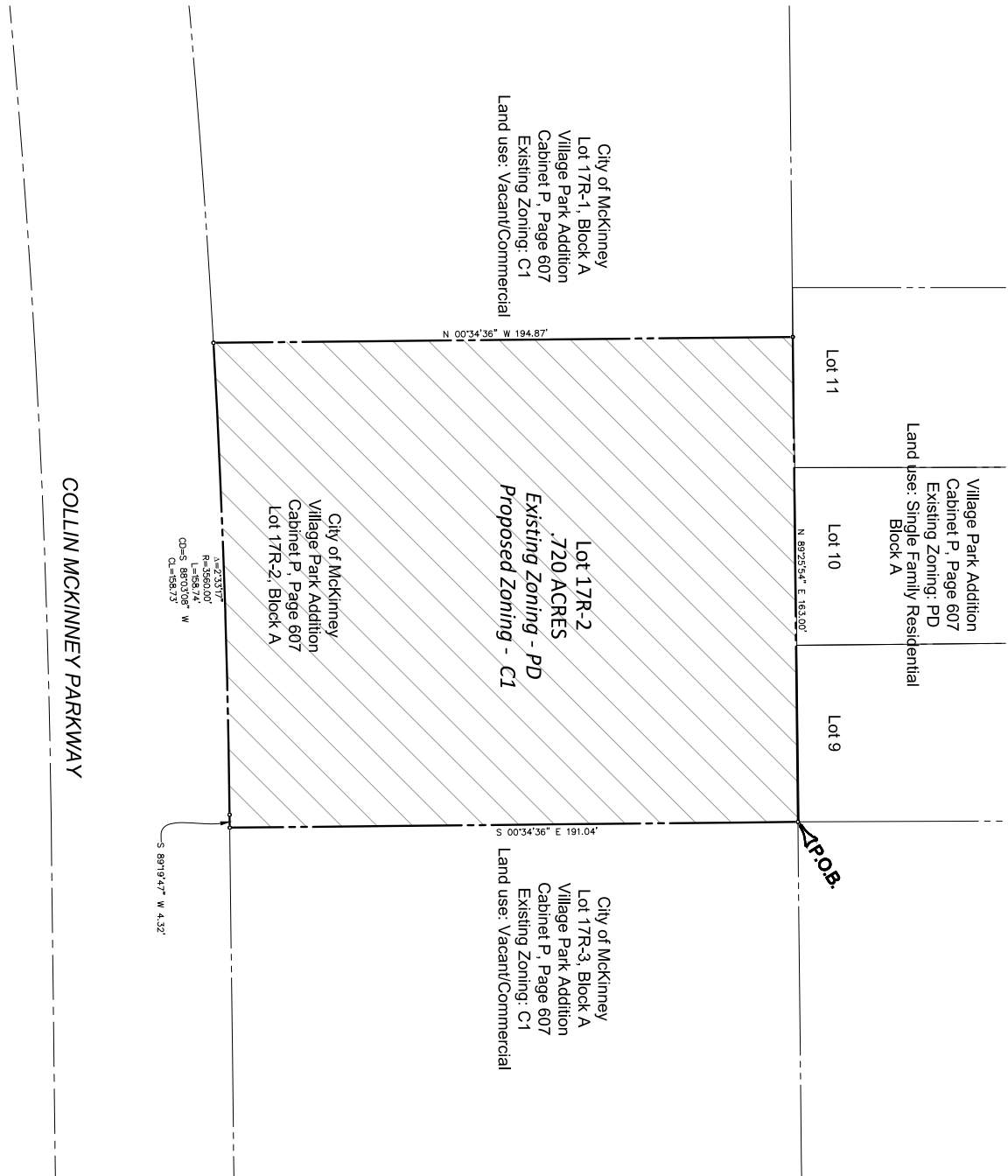


DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

# EXHIBIT B

P:\2017\05207-01\Collin McKinney Park Subdiv\05207-01.dwg 9/26/2017 8:53 AM by jgiles

RECEIVED  
By the Planning Department at 8:04 am, Aug 07, 2017



**Legal Description**

Being a part of Lot 17, Block A of Village Park Phase 1A, an addition to the "C" of McKinney, Collin County, Texas, according to the Map thereof recorded in Cabinet P, Slide 607, Map Records, Collin County, Texas, as affected by Certificate of Correction filed 04/30/2004, Recorded in Volume 559, Page 1116, Land Records of Collin County, Texas, same being a part of that tract of land described in deed to DCS Lake Forest, LLC, recorded in Instrument No. 20080818001004700, Official Public Records, Collin County, Texas;

Beginning at a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of Lot 8 of said Village Park Phase 1A Addition, said point being South 89 deg, 25 min, 54 sec, West, a distance of 191.92 feet from a 1/2-inch diameter iron rod found at the Northeast corner of said Lot 17;

Thence South 00 deg, 34 min, 36 sec, East, a distance of 191.04 feet to a 1/2-inch iron rod found for corner in the North line of Collin McKinney Parkway, a variable width right-of-way;

Thence South 89 deg, 19 min, 47 sec, West, along said North line, a distance of 4.32 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner at the beginning of a tangent curve to the left, having a central angle of 02 deg, 33 min, 17 sec., a radius of 3560.00 feet, and a chord bearing and distance of South 88 deg, 03 min, 06 sec, West, 158.73 feet;

Thence Southwesterly, along said curve to the left, a distance of 158.74 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the North line of said Collin McKinney Parkway, and being the Southeast corner of a tract of land described in deed to Lake Forest Plaza, LLC, recorded in Instrument No. 2016072000932770, Official Public Records, Collin County, Texas;

Thence North 00 deg, 34 min, 36 sec, West, a distance of 194.87 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of Lot 11 of said Village Park Phase 1A Addition;

Thence North 89 deg, 25 min, 54 sec, East, passing a 1/2-inch iron rod found at the common South corner of Lot 10 and Lot 9 of said Village Park Phase 1A Addition at a distance of 99.90 feet, continuing a total distance of 163.00 feet to the PLACE OF BEGINNING and containing 11,350 square feet or 0.270 of an acre of land.

Zoning Standard	Existing PO-BN	Proposed CI
Minimum Lot Area	N/A	7,560 SF
Minimum Lot Width	50 ft.	50 ft.
Minimum Front Area	2.5 : 1.0	N/A
Minimum Front Yard	5 ft., 25 ft., 0 ft.	20 ft.
Minimum Side Yard	20 ft.	N/A
Minimum Lot Coverage	70%	50%
Max Height (stories/ft.)	3/25	5/25 ft.

**OWNER/DEVELOPER**  
GMR Commercial  
1720 Cox Blvd  
Ft. Worth, TX 76104  
Ph: (817) 432-7227  
Contact: Ricky GMR

16334



## ZONING EXHIBIT

**Collin McKinney Parkway**  
Lot 17R-2, Block A  
.720 Acres  
as shown on  
**OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 382**  
COLLIN COUNTY, TEXAS

**SITE PLANNING CIVIL ENGINEERING PLANNING**  
**CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE

1111 North Shiloh • Lewisville, TX 76057 • P: 972.436.8713 • F: 972.436.8715  
144 Old Town Blvd North, Ste 2 • Angleton, TX 77626 • P: 949.240.1012 • F: 949.240.1028  
TBPE Firm No. 1798 TBPLS Firm No. 10047700