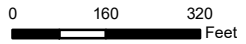


EXHIBIT "A"

Subject Property

# Property Owner Notification Map

ZONE2021-0116



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.

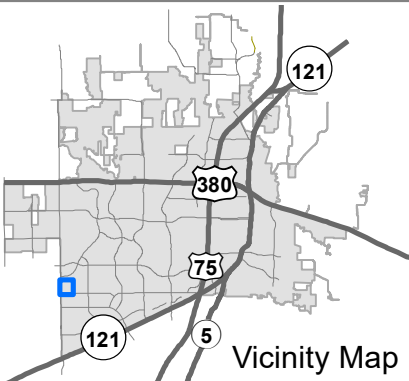


EXHIBIT "B"

– LEGAL DESCRIPTION

SITUATED in the State of Texas, County of Collin and City of McKinney, being part of the J. J. Naugle Survey, Abstract No. 622, and all of that 4.065 acre tract conveyed to Pathway Systems Inc. by Special Warranty Deed as recorded under County Clerk No. 20190528000599730 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING, at a point in the north line of the Discovery at Rowlett Creek Addition as recorded in Volume 2012, Page 372 of the Collin County Map Records, from which an "X" found in a concrete turn-in, being in the east right-of-way line of Custer Road (F.M. 2478), marking the northwest corner of a variable width right-of-way dedication by said Discovery at Rowlett Creek Addition bears South 89°40'39" West, 735.01 feet;

THENCE, North 00°19'21" West, 395.01 feet to a point in the centerline of a Rowlett Creek Tributary, on the southwest line of a called 20.40 acre tract as recorded under County Clerk No. 20180718000891730 of the Collin County Land Records, and marking the northwest corner of said premises;

THENCE, with the centerline of said Rowlett Creek Tributary and the southwest line of said 20.40 acre tract as follows:

South 69°31'51" East, 119.00 feet to a point;

South 62°20'41" East, 195.28 feet to a point;

South 83°32'18" East, 78.77 feet to a point;

South 74°33'26" East, 148.44 feet to a point;

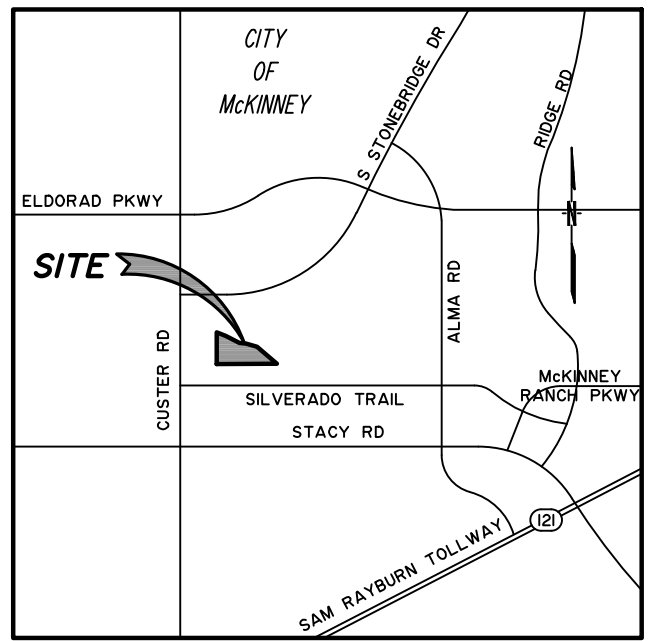
South 54°53'29" East, 228.19 feet to a point;

South 37°14'08" East, 99.10 feet to a point being in the north line of a called 9.888 acre tract as recorded under County Clerk No. 20160128000101840 of the Collin County Land Records and the most southerly southwest corner of said 20.40 acre tract;

THENCE, along the south line of said premises and the north line of said 9.888 acre tract, and the north line of the aforementioned Discovery at Rowlett Creek Addition, South 89°40'39" West, 750.23 feet to the POINT OF BEGINNING;

CONTAINING, 177,081 square feet or 4.065 acres of land, more or less.

**EXHIBIT "A"**



VICINITY MAP  
NTS



LAND USE: FUTURE COMMERCIAL (UNDER CONSTRUCTION)  
EXISTING ZONING : "PD" 19-0013SP

LAND USE: AG (RESIDENTIAL)  
EXISTING ZONING : "PD" 20-01377

PATHWAY SYSTEMS INC  
INST. No. 20190528000599730  
D.R.C.C.T.

4.065 acres

LAND USE: VACANT  
EXISTING ZONING : "O-I" WITH "REC" OVERLAY  
PROPOSED ZONING: "C-I"

LAND USE: MULTI-FAMILY  
EXISTING ZONING : "PD" 14-025ISP

LAND USE: MULTI-FAMILY  
EXISTING ZONING : UNKNOWN

River Ranch Educational Charities Inc  
9.888 Acre Tract  
CC# 20160128000101840, CCLR

LAND USE: SINGLE FAMILY  
EXISTING ZONING : "PD" 2004-07-075

LAND USE: SINGLE FAMILY  
EXISTING ZONING : "PD" 2004-07-075

CUSTER ROAD  
( VARIABLE WIDTH PUBLIC RIGHT-OF-WAY )

Lot 1, Block A  
Discovery at Rowlett Creek Addition  
17.8115 Acre Tract  
Vol. 2012, Pg. 372, CCMR

CA-A1  
Drainage Esm't  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

LAND USE: VACANT  
EXISTING ZONING : "PD" 2004-07-075

Lot 41, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 42, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 43, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 44, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 45, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 46, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

**ZONING EXHIBIT**  
FOR  
**4021 S. CUSTER ROAD**  
J. J. NAUGLE SURVEY, ABSTRACT NO. 662  
CITY OF MCKINNEY, COLLIN COUNTY COUNTY, TEXAS  
**Gonzalez & Schneeberg**  
engineers ■ surveyors  
2100 Lakeside Blvd., Suite 200  
Richardson, Texas 75082  
(972) 516-8855 Fax:(972) 516-8901

Engineering Firm No. F-3376 - Surveying License No. 10075200  
SCALE 1" = 40'  
DATE APRIL, 2021  
PROJ. NO. 7155-21-03-14  
DWG. NO. 7055condo-plot5