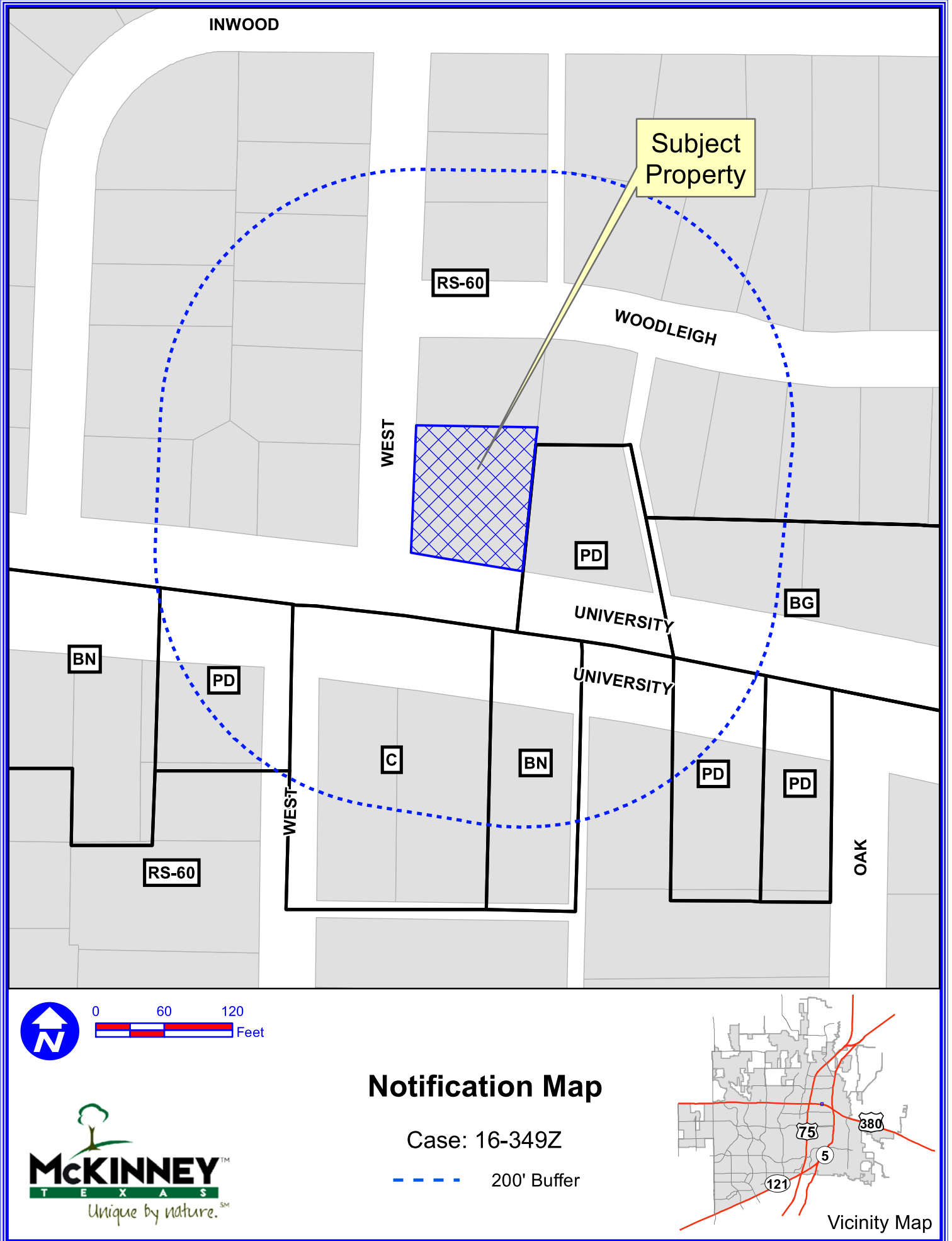


EXHIBIT A



Path: S:\MCKGIS\Notification\Projects\2016\16-349Z.mxd

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



W. UNIVERSITY DRIVE
 A.K.A. STATE HWY. 380
 STATE HWY. 24 (P.P.)
 (VARIABLE WIDTH R.O.W.)

PROPERTY DESCRIPTION

BEING A 0.281 ACRE TRACT OF LAND SITUATED IN THE BENJAMIN F. STAPP SURVEY ABSTRACT NO. 637, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING PART OF LOT 2, IN BLOCK 3 OF BLACK AND SMITH ADDITION, AN UNPLATTED SUBDIVISION OF LAND, AS SHOWN ON THE PLAT THEREOF, VOLUME 2, PAGE 43, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED TO DORSA PROPERTIES, LLC, OF RECORD UNDER COUNTY CLERK'S FILE NO. 201911292001482801, DEED RECORDS OF COLLIN COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF, BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF WEST WAY (A 60' R.O.W.) WITH THE NORTH RIGHT-OF-WAY LINE OF W. UNIVERSITY DRIVE (A K.A. STATE HIGHWAY 380) (A 24' R.O.W.), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2.

THENCE NORTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WEST WAY AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 107.00' TO A 3/8" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 3 OF SAID BLACK AND SMITH ADDITION.

THENCE NORTH 89°04'39" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID LOT 3, A DISTANCE OF 103.84 FEET TO A 3/8" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF SAID LOT 3, IN THE WEST LINE OF LOT 4 OF SAID BLACK AND SMITH ADDITION.

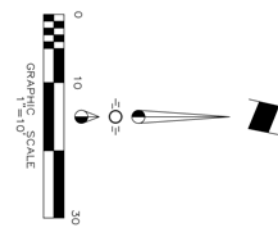
THENCE SOUTH 00°35'48" WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.12' TO AN IRON ROD SET FOR CORNER AT AN ANGULAR POINT IN THE EAST LINE OF SAID LOT 2 AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 1 OF SAID BLACK AND SMITH ADDITION.

THENCE SOUTH 04°54'33" WEST, ALONG THE AN EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100.35 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF SAID LOT 1.

THENCE NORTH 84°13'29" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID W. UNIVERSITY DRIVE AND THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 86.97 FEET TO AN IRON ROD SET FOR CORNER AND CONTAINING 11,588 SQUARE FEET OR 0.281 ACRES OF LAND.

SITE DATA

Address: 1202 W. University Drive
 Legal Description: Lot 2, Block 3 of the Block and Smith Addition
 Existing Zoning: RS-65
 Proposed Zoning: S0 - Suburban Office



Issue Date:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS

1313 S. Tomsoness St.
 McKinney, Texas 75069
 972.562.4409
 Team P.E. Ben M. R. 5015

Drawn By: C.E.C.H.L.
 Checked By: C.E.C.H.L.
 Scale: 1"=10'

ZONING EXHIBIT

1202 W. UNIVERSITY DRIVE
 DORSA PROPERTY, LLC
 CITY OF MCKINNEY

Sheet No. ZB
 Project No. 16129

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

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 Contact: Weston Hays, P.E.

OWNER:
 Dorsa Property, LLC
 201 N. McDermid Street
 McKinney, Texas 75069
 Contact: Sue Morawski

SURVEYOR:
 Global Land Surveys, Inc.
 2000 E. Highway 114
 Plano, Texas 75074
 Phone (972) 423-1700
 Fax (972) 423-0988
 Contact: Jason Morgan, P.L.S.

RECEIVED
 By Planning Department at 8:45 am, Dec 22, 2016