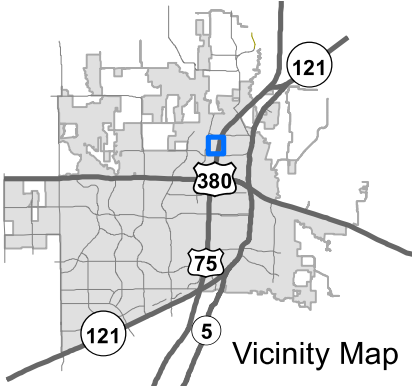
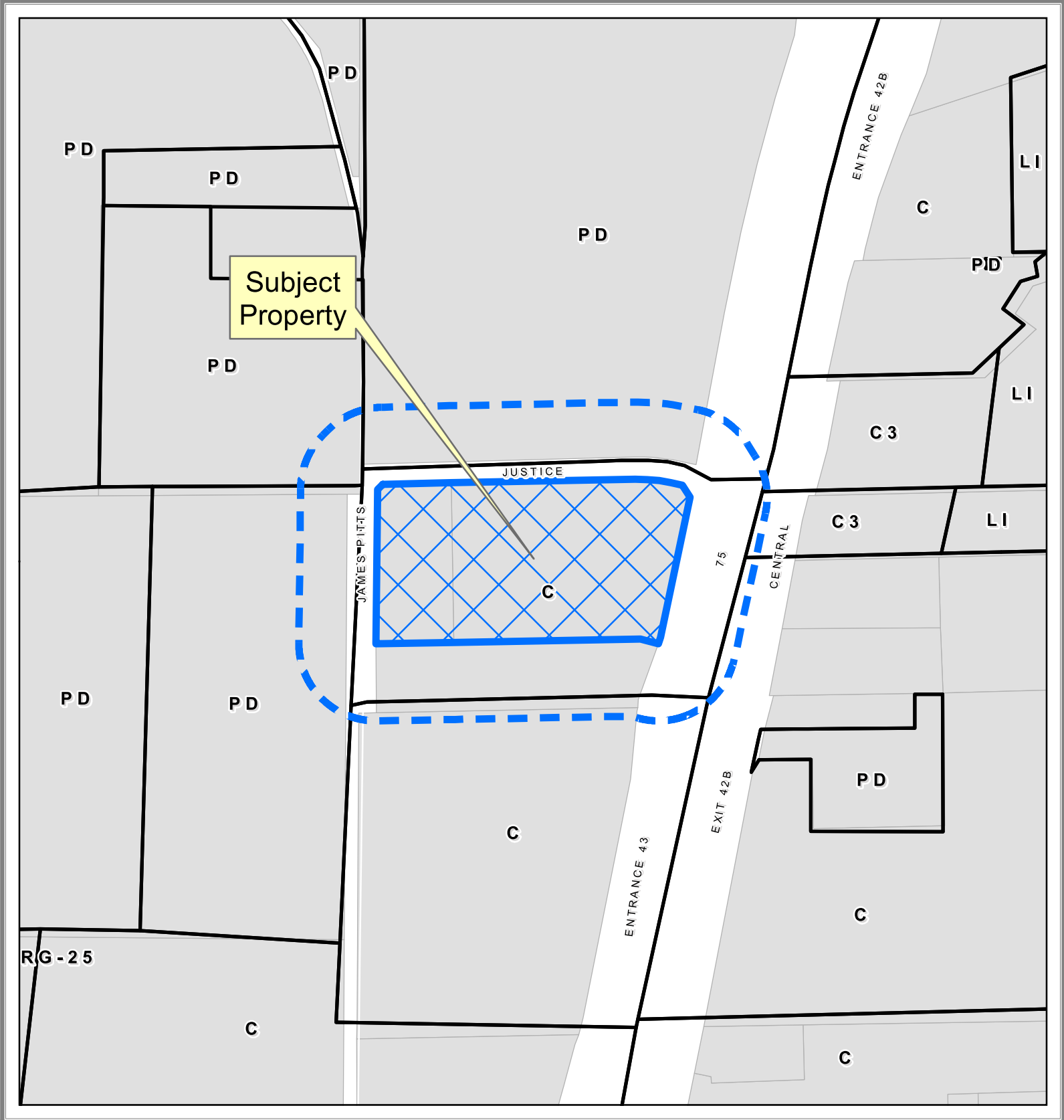
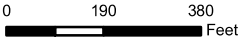


EXHIBIT A



Property Owner Notification Map

ZONE2020-0118



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

OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

WHEREAS, Radke Partners, LP is the owner of a 9.3229 acre tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576, Collin County, Texas; said tract being all of Lot 1, Block A, Record Plat of Lots 1 & 2, Block A, Legal Center Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, Page 589 of the Plat Records of Collin County, Texas; said tract also being all of that certain tract of land described as Tract 1 in Assumption Deed With Vendor's Lien to Radke Partners, LP recorded in County Clerks File No. 20080416000456900 of the Deed Records of Collin County, Texas; said 9.3229 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-Inch Iron rod with "Pogue Eng & Dev" cap set for corner at the south end of a right-of-way corner clip at the intersection of the west right-of-way line of U.S. Highway No. 75 (a variable width right-of-way) and the south right-of-way line of Justice Road (a 60-foot wide right-of-way);

THENCE, along the said west line of U.S. Highway No. 75, the following two (2) calls:

South 11 degrees, 57 minutes, 00 seconds West, a distance of 417.78 feet to a "+" cut in concrete set at an angle point;

South 15 degrees, 49 minutes, 51 seconds West, a distance of 19.12 feet to a "Y" cut in concrete set for corner; said point also being the northeast corner of Lot 2, Block A of said Record Plat of Lots 1 & 2, Block A, Legal Center Addition;

THENCE, departing the said west line of U.S. Highway No. 75 and along the south line of said Lot 1, Block A and the north line of said Lot 2, Block A, the following two (2) calls:

North 75 degrees, 51 minutes, 33 seconds West, a distance of 54.45 feet to a "+" cut in concrete set at an angle point;

South 88 degrees, 43 minutes, 52 seconds West, a distance of 771.49 feet to a 5/8-Inch Iron rod with "RPLS #5557" cap found for corner in the east right-of-way line of James Pitts Drive (a variable width right-of-way, an 80 feet wide at this point); said point also being the northwest corner of said Lot 2, Block A;

THENCE, North 00 degrees, 22 minutes, 10 seconds East, departing the said south line of Lot 1, Block A and the said north line of Lot 2, Block A and along the said east line of James Pitts Drive, a distance of 450.44 feet to a 5/8-Inch Iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the south end of a right-of-way corner clip at the intersection of the said east line of James Pitts Drive and said south line of Justice Road;

THENCE, North 44 degrees, 33 minutes, 01 seconds East, departing the said east line of James Pitts Drive and along the second referenced right-of-way corner clip, a distance of 21.51 feet to a 5/8-Inch Iron rod with "Pogue Eng & Dev" cap set for corner in the said south line of Justice Road; said point also being the north end of second referenced right-of-way corner clip;

THENCE, along the said south line of Justice Road, the following three (3) calls:

North 88 degrees, 43 minutes, 52 seconds East, a distance of 737.96 feet to a 5/8-Inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

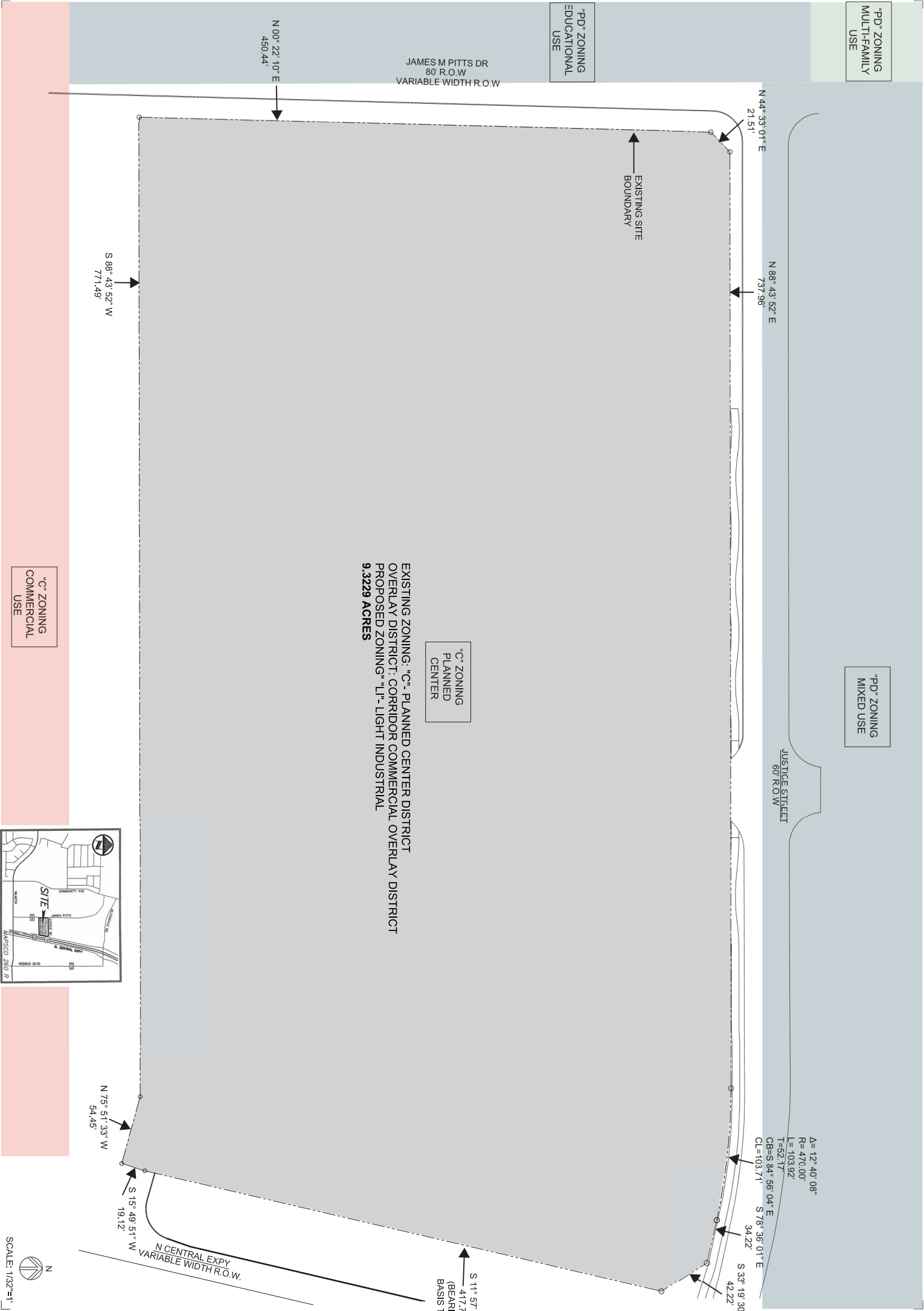
In an easterly direction, along said curve to the right, having a central angle of 12 degrees, 40 minutes, 08 seconds, a radius of 470.00 feet, a chord bearing and distance of South 84 degrees, 56 minutes, 04 seconds East, 103.71 feet, an arc distance of 103.92 feet to a 5/8-Inch Iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 78 degrees, 36 minutes, 01 seconds East, a distance of 34.22 feet to a 5/8-Inch Iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the north end of first referenced right-of-way corner clip;

THENCE, South 33 degrees, 19 minutes, 30 seconds East, departing the said south line of Justice Road and along the first referenced right-of-way corner clip, a distance of 42.22 feet to the POINT OF BEGINNING;

CONTAINING, 406,105 square feet or 9.3229 acres of land, more or less.

EXHIBIT C



NORTH PUBLIC WORK COMPLEX
3501 N. CENTRAL EXPRESSWAY
MCKINNEY, TEXAS

THIS DOCUMENT IS ISSUED
AS FOR PRELIMINARY REVIEW
ONLY. IT IS NOT TO BE USED FOR
CONSTRUCTION OR FOR ANY
OTHER PURPOSES WITHOUT THE
APPROVAL OF THE ARCHITECT.
DATE: 11-18-20
PROJECT NO.: 190365
FILE NAME: 11-18-20
SCALE: AS NOTED

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Fort Worth, TX 76102
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SCALE: 1/32"=1'
SHEET TITLE: **SITE**
REZONING EXHIBIT

