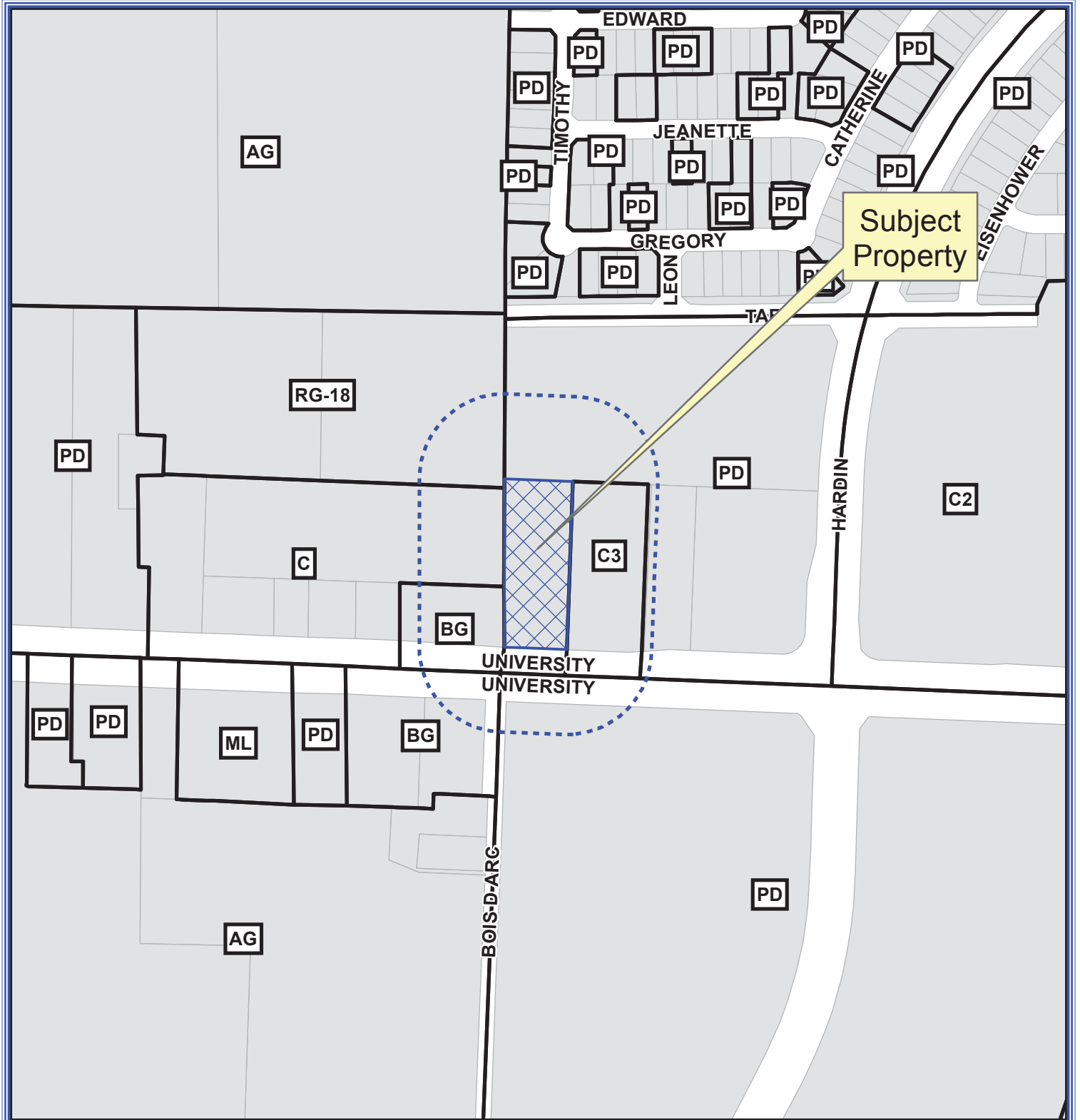


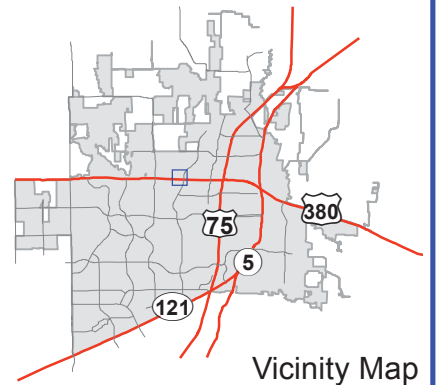
EXHIBIT A



Notification Map

Case: 16-299Z

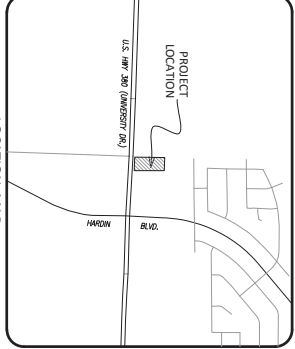
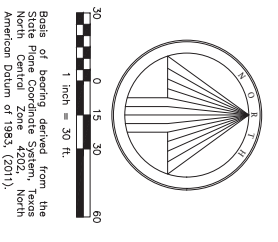
--- 200' Buffer



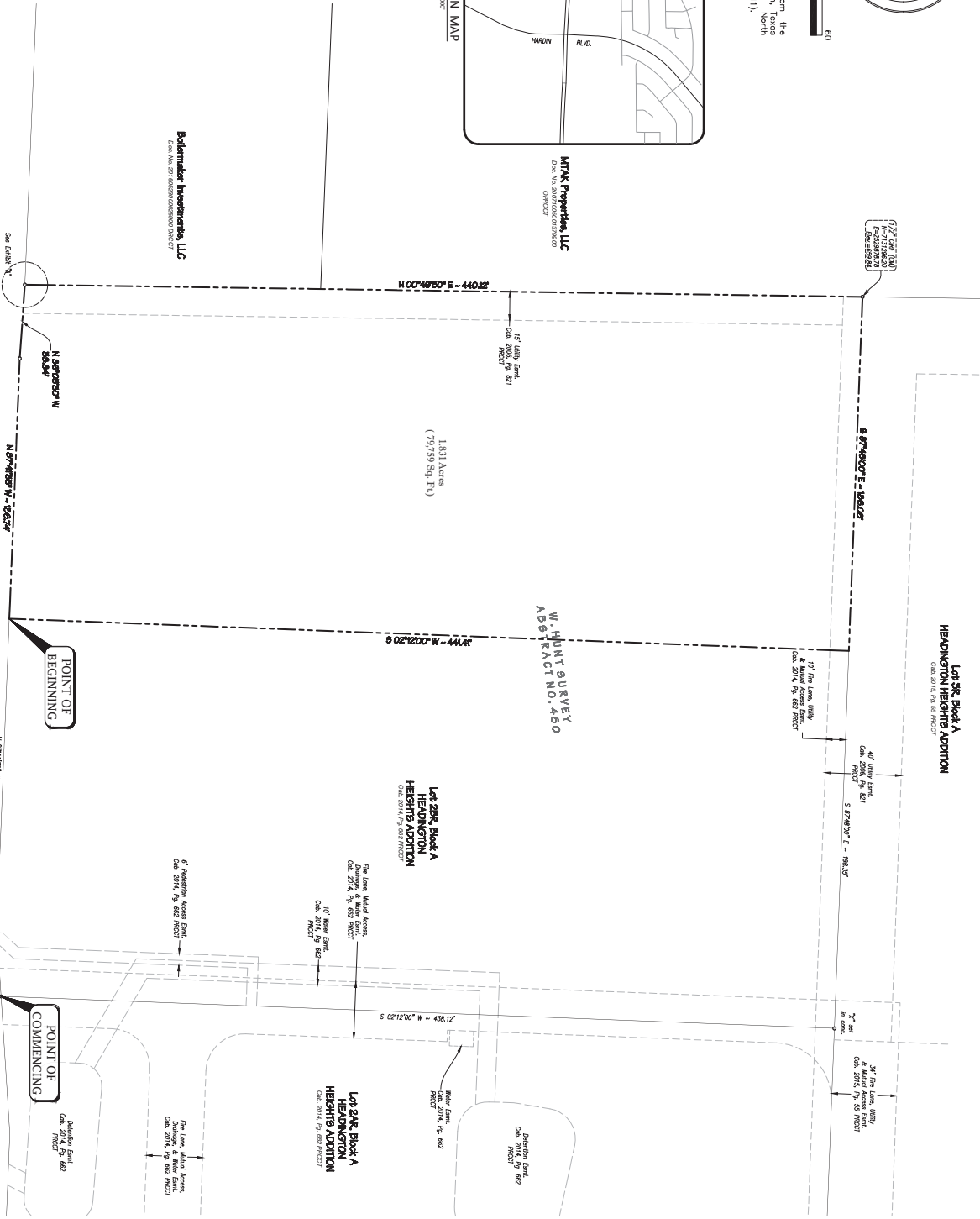
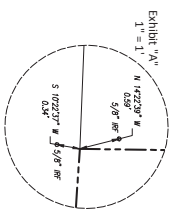
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances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

EXHIBIT B

Drawing: 05/2015 JOB# 15-182 Hardin 380 Survey ADMIN - SURVEY (DWG) 15-182 zoning exhibit.dwg Saved By: Edwile Save Time: 10/21/2016 12:40 PM Plotted by: Edwile Plot Date: 10/21/2016 1:27 PM



Begin of bearing derived from the
 North Central Zone 4202, North
 American Datum of 1983, (2011).



**Lot 288, Block A
 HEADINGTON HEIGHTS ADDITION**
Cont. of Tract No. 450

**W. HUNT SURVEY
 ABSTRACT NO. 450**

**Lot 288, Block A
 HEADINGTON
 HEIGHTS ADDITION**
Cont. of Tract No. 450

**Lot 288, Block A
 HEADINGTON
 HEIGHTS ADDITION**
Cont. of Tract No. 450

Boltonholder Investments, LLC
Doc. No. 20170020070900
 07/20/17

MTK Properties, LLC
Doc. No. 20170020070900
 07/20/17

U.S. HIGHWAY 380
(A.K.A. West University Drive)

METS AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, the subject tract being part of Lot 288, Block A, Headington Heights Addition according to the plat recorded in Cabinet 2014, Page 662 of the Plat Records, Collin County, Texas (TRACCT), the subject tract being more particularly described as follows:

COMMENCING at a PK nail found in concrete on the north line of U.S. Highway 380, a variable width public right-of-way (also known as West University Drive) for the southwest corner of Lot 288, Block A, Headington Heights Addition

THENCE N 87°41'35" W, 143.26 feet continuing along the north line of said highway to a point for the POINT OF BEGINNING of the subject tract;

THENCE N 87°41'35" W, 136.74 feet continuing along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPARSEN" set;

THENCE N 87°41'35" W, 35.28 feet continuing along the north line of said highway to a point for the POINT OF BEGINNING of the subject tract;

THENCE N 87°41'35" W, 143.26 feet continuing along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPARSEN" set;

THENCE N 87°41'35" W, 35.28 feet continuing along the north line of said highway to a point for the POINT OF BEGINNING of the subject tract;

THENCE S 86°21'55" W, 35.28 feet along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPARSEN" set;

THENCE N 86°05'30" W, 38.84 feet continuing along the north line of said highway to a 1/2" iron rod with plastic cap stamped "SPARSEN" set;

THENCE S 02°12'00" W, 438.12 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 79,759 square feet or 1.831 acres of land;

THENCE N 00°49'50" E, along the east line thereof, and of a tract conveyed to MTK Properties, LLC, and continuing a total distance of 440.12 feet to a 1/2" iron rod with plastic cap stamped "SPARSEN" set;

THENCE S 02°12'00" W, 438.12 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 79,759 square feet or 1.831 acres of land;

THENCE S 87°48'00" E, 394.43 feet along the common line thereof to an "X" set in concrete for the northwest corner of said Lot 288;

THENCE S 02°12'00" W, 438.12 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 79,759 square feet or 1.831 acres of land;

ZONING EXHIBIT

CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SPIARS ENGINEERING
 765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077
 T B P E N o . F - 2 1 2 1 • T B P L S N o . F - 1 0 0 4 3 1 0 0

Revisions	Date

Issue Dates	10/21/16
TPUS Form No.	10043100

Scale: 1" = 30'

Drawn By: ED

Checked By: DKB

RECEIVED
 By Planning Department at 11:09 am Oct 14, 2016