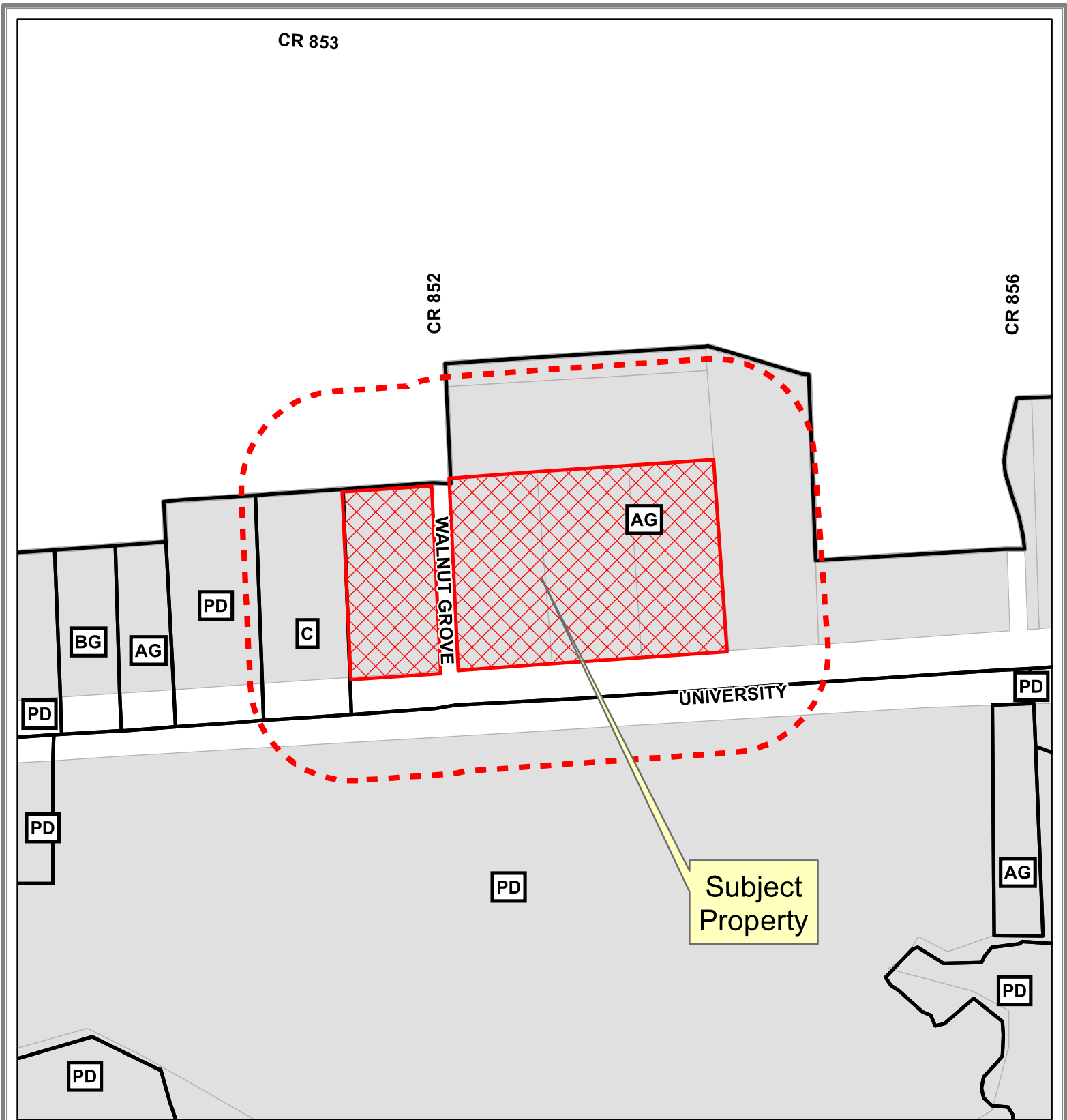


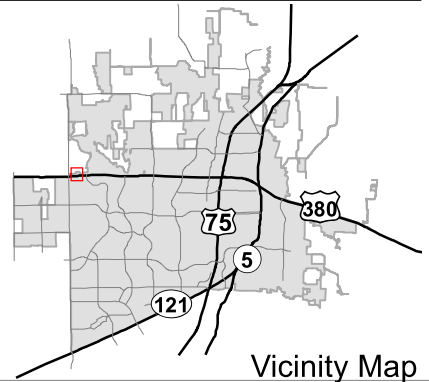
# EXHIBIT A



## Notification Map

Case: 17-200Z

--- 200' Buffer



Vicinity Map

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.

Path: S:\MCKGIS\Notification\Projects\2017\17-200Z.mxd

# EXHIBIT B

**ZONING DESCRIPTION  
WADE 1.9197 ACRE PARCEL  
LOT 5 – BLOCK 2  
WALNUT GROVE SUBDIVISION  
B.P. WORLEY SURVEY – ABSTRACT NO. 995  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**BEING** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. P. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PART OF LOT 5 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING PROPERTY DESCRIBED IN DEED TO TOMMY WADE AS RECORDED IN VOLUME 4983, PAGE 3557 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE WEST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, SAID POINT BEING IN THE EAST LINE OF SAID LOT 5 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION;

**THENCE** SOUTH 85° 04' 17" WEST AND DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE, FOR A DISTANCE OF 200.03 FEET TO A TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER, SAID POINT BEING IN THE EAST LINE OF LOT 4 IN BLOCK 2 OF SAID WALNUT GROVE SUBDIVISION, AND ALSO BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO PATRICIA STANDISH AND RECORDED IN VOLUME 2085, PAGE 229 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

**THENCE** NORTH 03° 44' 51" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID LOT 5 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION, FOR A DISTANCE OF 418.17 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF LOT 6 IN BLOCK 2 OF SAID WALNUT GROVE SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF SAID LOT 4 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION, SAID POINT ALSO BEING IN THE SOUTH LINE OF A CALLED 3.032 ACRE TRACT OF LAND DESCRIBED IN DEED TO JERRY BRADAM & CRAIG REAVIS AND RECORDED IN VOLUME 1004, PAGE 676 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

**THENCE** NORTH 85° 04' 08" EAST ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 5 FOR A DISTANCE OF 200.00 FEET TO A ½" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 5 AND THE SOUTHEAST CORNER OF SAID LOT 6 IN BLOCK 2 OF WALNUT GROVE SUBDIVISION;

**THENCE** SOUTH 03° 45' 07" EAST AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND ALONG THE EAST LINE OF SAID LOT 5 FOR A DISTANCE OF 418.17 FEET TO THE **POINT OF BEGINNING AND CONTAINING 1.9197 ACRES OF LAND**, MORE OR LESS.

# EXHIBIT B

**ZONING DESCRIPTION  
UNDERWOOD 1.9234 ACRE PARCEL  
LOT 1 – BLOCK 1  
WALNUT GROVE SUBDIVISION  
B.P. WORLEY SURVEY – ABSTRACT NO. 995  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**BEING** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. P. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PART OF LOT 1 IN BLOCK 1 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING PROPERTY DESCRIBED IN DEED TO CYNTHIA UNDERWOOD AS RECORDED IN VOLUME 6058, PAGE 5537 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE EAST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, SAID POINT BEING IN THE WEST LINE OF SAID LOT 1 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION;

**THENCE** NORTH 03° 42' 30" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND THE WEST LINE OF SAID LOT 1 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 428.33 FEET TO A ½" IRON ROD WITH YELLOW CAP FOUND FOR CORNER,

**THENCE** NORTH 84° 37' 28" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND ACROSS SAID LOT 1 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 190.57 FEET TO A ½" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE WEST LINE OF LOT 2 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MOHAMMAD SADIQ AND RECORDED IN VOLUME 5310, PAGE 5800 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

**THENCE** SOUTH 04° 58' 42" EAST ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 429.71 FEET TO A ½" IRON ROD WITH YELLOW CAP FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE;

**THENCE** SOUTH 85° 04' 17" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE, FOR A DISTANCE OF 200.06 FEET TO THE **POINT OF BEGINNING AND CONTAINING 1.9234 ACRES OF LAND, MORE OR LESS.**

# EXHIBIT B

**ZONING DESCRIPTION  
SADIQ 1.9681 ACRE PARCEL  
LOT 2 – BLOCK 1  
WALNUT GROVE SUBDIVISION  
B.P. WORLEY SURVEY – ABSTRACT NO. 995  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**BEING** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. P. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PART OF LOT 2 IN BLOCK 1 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING PROPERTY DESCRIBED IN DEED TO MOHAMMAD SADIQ AND RECORDED IN VOLUME 5310, PAGE 5800 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A POINT FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE EAST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, SAID POINT BEING IN THE WEST LINE OF SAID LOT 1 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION; SAID POINT ALSO BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CYNTHIA UNDERWOOD AND RECORDED IN VOLUME 6058, PAGE 5537 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

**THENCE** NORTH 85° 04' 17" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE FOR A DISTANCE OF 200.06 FEET TO A ½" IRON ROD WITH YELLOW CAP FOUND FOR THE **POINT OF BEGINNING FOR THIS DESCRIPTION**, SAID POINT BEING IN THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2,

**THENCE** NORTH 04° 58' 42" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 429.71 FEET TO A ½" IRON ROD WITH YELLOW CAP FOUND FOR CORNER;

**THENCE** NORTH 85°14' 05" EAST FOR A DISTANCE OF 199.38 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID LOT 2 AND WEST LINE OF LOT 3 IN BLOCK 1 OF AFORESAID WALNUT GROVE SUBDIVISION;

**THENCE** SOUTH 05° 02' 52" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 3 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 429.15 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE;

**THENCE** SOUTH 85° 04' 17" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE FOR A DISTANCE OF 199.90 FEET TO THE **POINT OF BEGINNING AND CONTAINING 1.9681 ACRES OF LAND**, MORE OR LESS.

# EXHIBIT B

**ZONING DESCRIPTION  
SADIQ 1.9691 ACRE PARCEL  
LOT 3 – BLOCK 1  
WALNUT GROVE SUBDIVISION  
B.P. WORLEY SURVEY – ABSTRACT NO. 995  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**BEING** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. P. WORLEY SURVEY, ABSTRACT NO. 995, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING PART OF LOT 3 IN BLOCK 1 OF WALNUT GROVE SUBDIVISION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 19 OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS AND BEING PROPERTY DESCRIBED IN DEED TO MOHAMMAD SADIQ AS RECORDED IN VOLUME 5310, PAGE 5800 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A POINT FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND THE EAST RIGHT-OF-WAY LINE OF WALNUT GROVE ROAD, SAID POINT BEING IN THE WEST LINE OF SAID LOT 1 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION; SAID POINT ALSO BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CYNTHIA UNDERWOOD AND RECORDED IN VOLUME 6058, PAGE 5537 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

**THENCE** NORTH 85° 04' 17" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID WALNUT GROVE ROAD AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND PASSING THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF LOT 2 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION FOR A DISTANCE OF 399.96 FEET TO THE **POINT OF BEGINNING FOR THIS DESCRIPTION**, SAID POINT BEING IN THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF AFORESAID LOT 3;

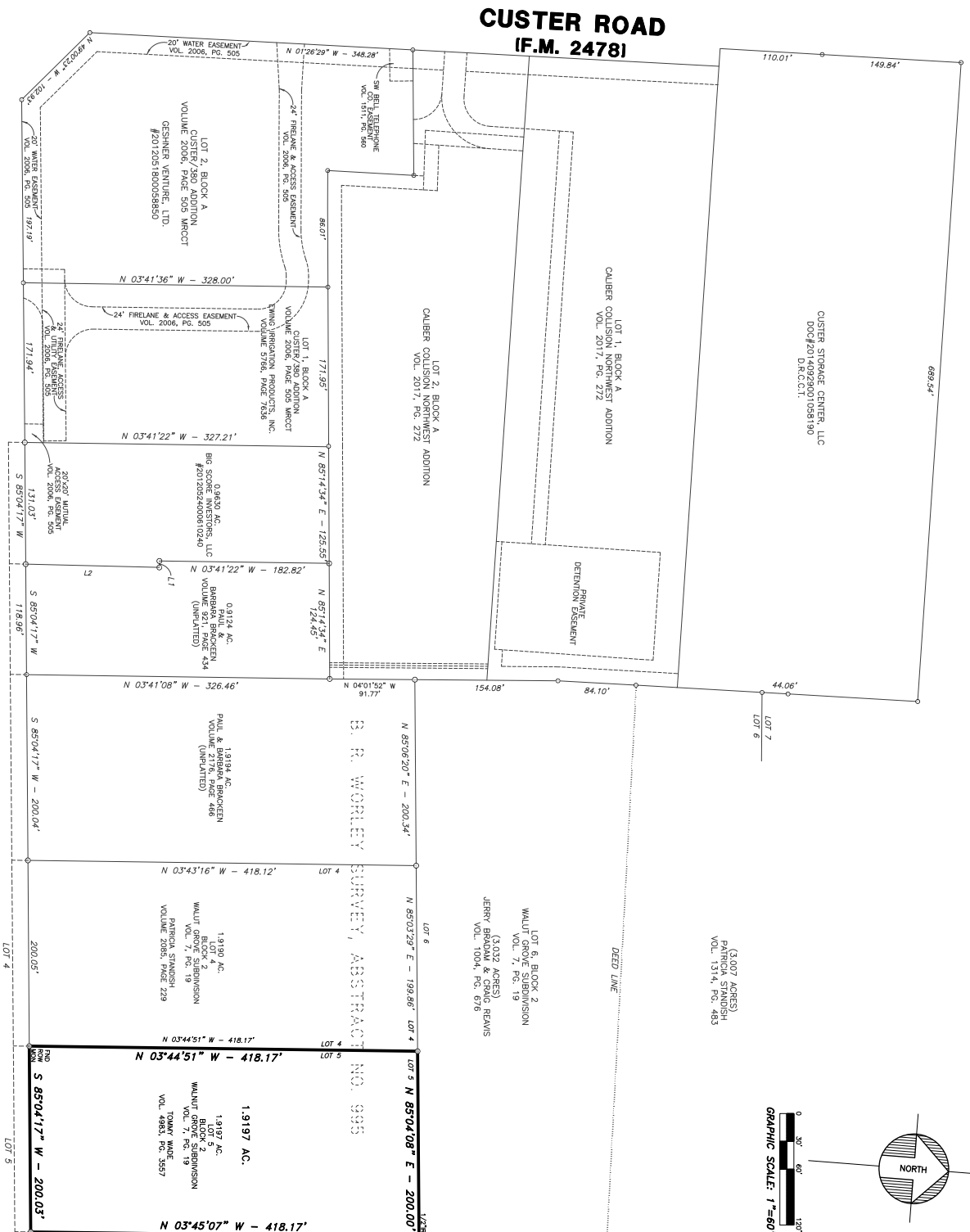
**THENCE** NORTH 05° 02' 52" WEST AND DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 429.15 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 85° 14' 05" EAST FOR A DISTANCE OF 200.00 FEET TO A ½" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF LOT 4 IN BLOCK 1 OF SAID WALNUT GROVE SUBDIVISION, SAID POINT ALSO BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN HANSEN AND RECORDED IN VOLUME 1449, PAGE 150 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

**THENCE** SOUTH 05° 02' 52" EAST ALONG THE EAST LINE OF SAID LOT 3 AND THE WEST LINE OF SAID LOT 4 FOR A DISTANCE OF 428.58 FEET TO A RIGHT-OF-WAY MONUMENT FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE;

**THENCE** SOUTH 85° 04' 17" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 380 – UNIVERSITY DRIVE, FOR A DISTANCE OF 200.00 FEET TO THE **POINT OF BEGINNING AND CONTAINING 1.9691 ACRES OF LAND**, MORE OR LESS.

# EXHIBIT C



## U.S. HIGHWAY 380 UNIVERSITY DRIVE

(FRA STATE HIGHWAY NO. 24)  
(VARIABLE WIDTH RIGHT-OF-WAY)

**PETITIONER/OWNER**  
TRINITY PARTNERS COMMERCIAL REAL ESTATE  
P.O. BOX 98017  
450 NORTH MEADOWS BLVD. #692  
DALLAS, TEXAS 75246  
PHONE (817) 778-4711  
FAX (817) 778-4712  
WWW.TRINITYPARTNERS.COM  
WWW.COMTRAKS.COM

**ZONING NOTE:**  
APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS PROPERTY IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY MADE ON THE GROUND. THIS LAW IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF DALLAS, TEXAS. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAN AND FROM THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN ON SAID PLAN.

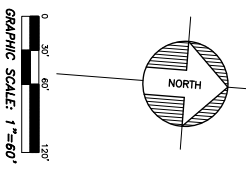
**CERTIFICATION**  
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY MADE ON THE GROUND. THIS LAW IS SUBJECT TO THE ZONING ORDINANCES OF THE CITY OF DALLAS, TEXAS. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAN AND FROM THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN ON SAID PLAN.

*David Blake*  
DAVID BLAKE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

**ZONING EXHIBIT  
4 TRACTS OF LAND  
7,7803 ACRES**

**WALNUT GROVE ESTATES  
B.P. WORLEY SURVEY - ABSTRACT NO. 995  
MCKINNEY, COLLIN COUNTY, TEXAS**

**BLUE SKY**  
DATE: AUGUST 4, 2017  
SCALE: 1"=60'  
DRAWN BY: JENNIFER WILSON  
CHECKED BY: JENNIFER WILSON  
APPROVED BY: JENNIFER WILSON



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 89°04'52" E	7.00'
L2	S 03°04'59" E	143.93'

**LEGEND**

- RAILROAD RIGHT-OF-WAY (SIZE AS NOTED)
- OVERHEAD UTILITY POLE
- VOLUME
- EASEMENT
- MAP RECORDS COLLIN COUNTY TEXAS
- COUNTY CLERK'S FILE

