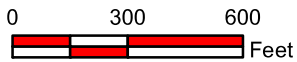
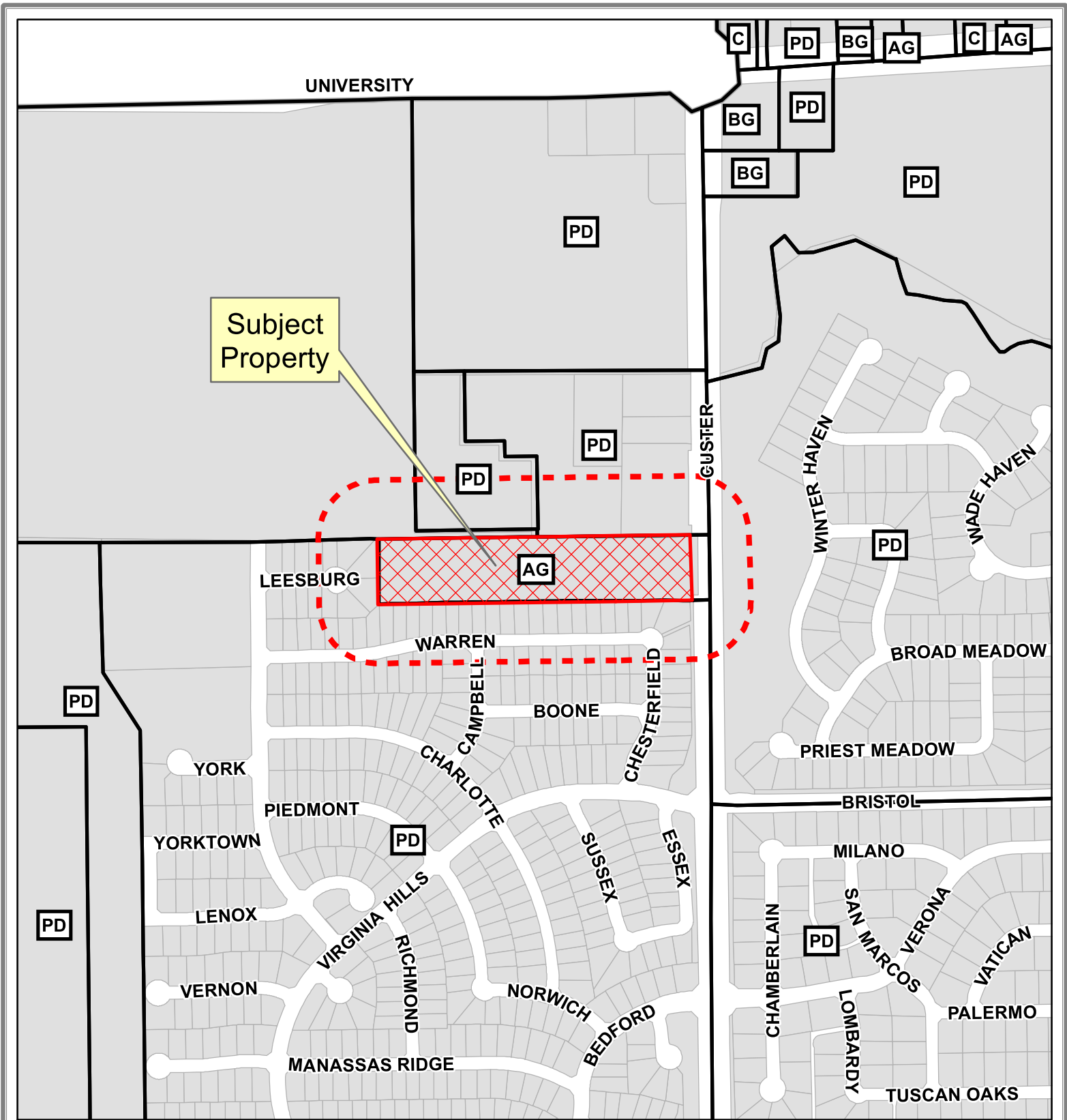


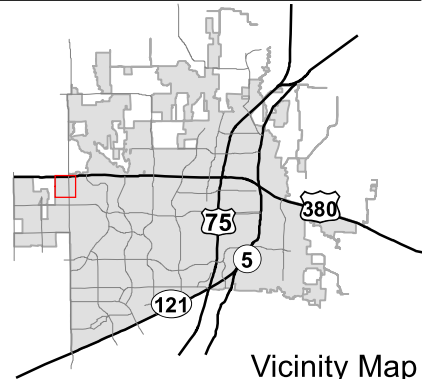
# EXHIBIT A



## Notification Map

Case: 17-254Z

--- 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

## ZONING METES AND BOUNDS DESCRIPTION C1 Zoning

SITUATED in the City of McKinney, in the J.R. Burrows Survey, Abstract No. 70 of Collin County, Texas and being the remainder of that certain called 7.00 acre tract of land described in a Warranty Deed to CHANDLER LINDSLEY, D.V.M., recorded in Document No. 96-0070638, Deed Records, Collin County, Texas (D.R.C.C.T.) and said remainder being more particularly described by metes & bounds as follows:

COMMENCING at a 5/8 inch iron rod found on the north line of the above said 7.00 acre tract and the current west right-of-way line of Custer Road (variable width right-of-way at this point) and same being the northwest corner of that certain called 0.1117 acre tract described as "Parcel 28" in a deed conveyed to the State of Texas, recorded in Doc. No. 20090324000334680, D.R.C.C.T. and said point also being the southeast corner of Lot 4, Block A of Shops At Eagle Point, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2015, Page 573, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: South 89 deg. 15 min. 38 sec. West, a distance of 283.20 feet to the POINT OF BEGINNING;

THENCE: South 00 deg. 13 min. 37 sec. West, a distance of 250.78 feet to a point;

THENCE: South 89 deg. 14 min. 27 sec. West, a distance of 907.59 feet to a point;

THENCE: North 00 deg. 45 min. 03 sec. West, a distance of 250.19 feet to a point;

THENCE: North 89 deg. 10 min. 46 sec. East, a distance of 607.56 feet to a point;

. THENCE: North 89 deg. 15 min. 38 sec. East, a distance of 304.31 feet to the POINT OF BEGINNING and containing 227,984 square feet or 5.234 acres of land, more or less.

ZONING METES AND BOUNDS DESCRIPTION  
C2 Zoning

SITUATED in the City of McKinney, in the J.R. Burrows Survey, Abstract No. 70 of Collin County, Texas and being the remainder of that certain called 7.00 acre tract of land described in a Warranty Deed to CHANDLER LINDSLEY, D.V.M., recorded in Document No. 96-0070638, Deed Records, Collin County, Texas (D.R.C.C.T.) and said remainder being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the north line of the above said 7.00 acre tract and the current west right-of-way line of Custer Road (variable width right-of-way at this point) and same being the northwest corner of that certain called 0.1117 acre tract described as "Parcel 28" in a deed conveyed to the State of Texas, recorded in Doc. No. 20090324000334680, D.R.C.C.T. and said point also being the southeast corner of Lot 4, Block A of Shops At Eagle Point, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2015, Page 573, Plat Records, Collin County, Texas (P.R.C.C.T.);

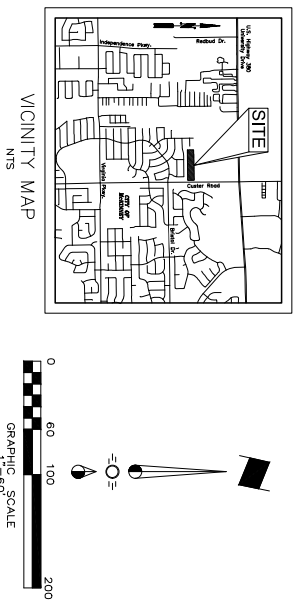
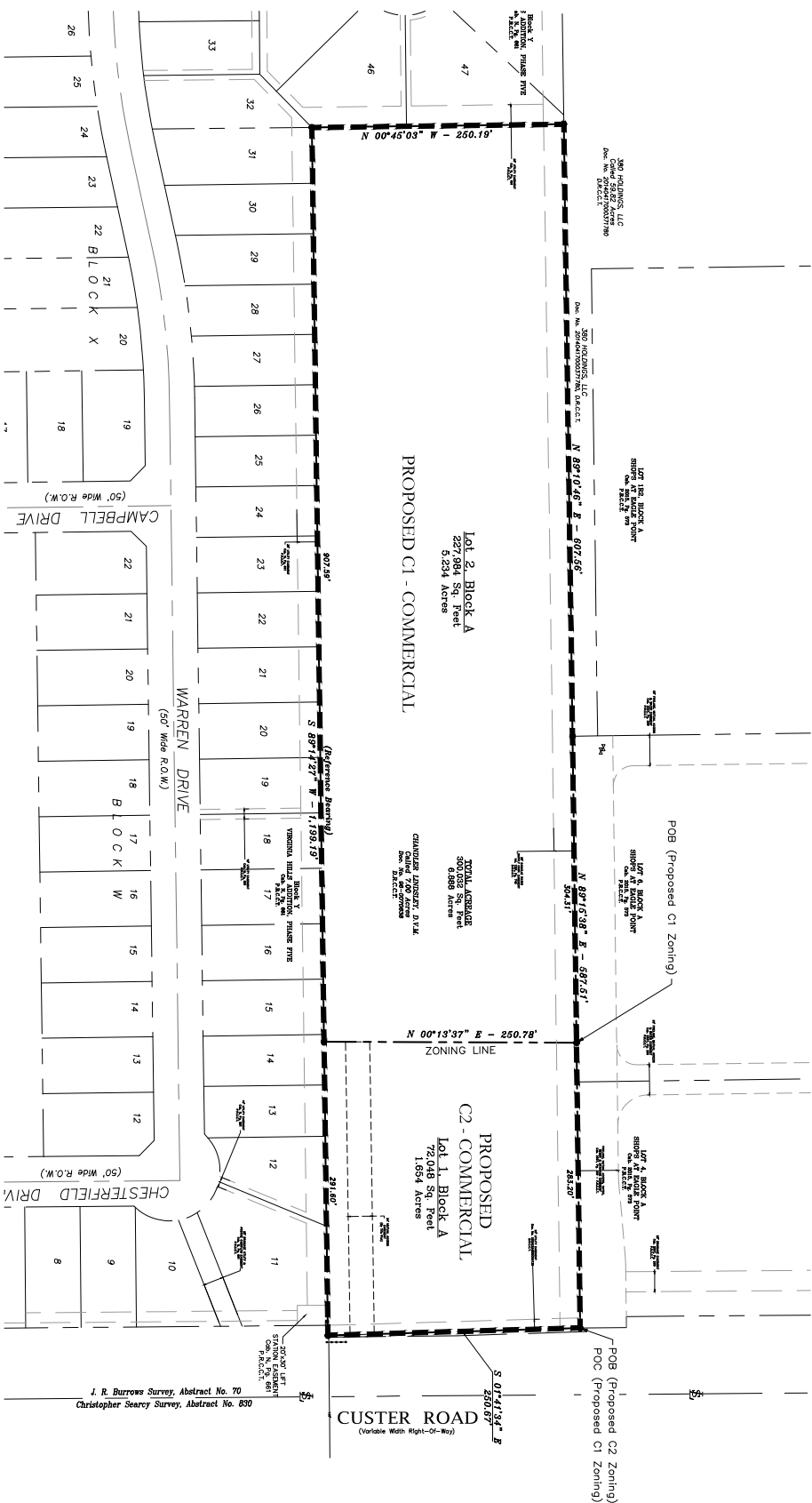
THENCE: South 01 deg. 41 min. 34 sec. East, departing from the north line of said 7.00 acre tract, along the current west right-of-way line of said Custer Road, a distance of 250.67 feet to a point;

THENCE: South 89 deg. 14 min. 27 sec. West, along the south line of said 7.00 acre tract, a distance of 291.60 feet to a point;

THENCE: North 00 deg. 13 min. 37 sec. East, a distance of 250.78 feet to a point;

THENCE: North 89 deg. 15 min. 38 sec. East, along the common line of said 7.00 acre tract and Block A of Shops At Eagle Point, a distance of 283.20 feet to the POINT OF BEGINNING and containing 72,048 square feet or 1.654 acres of land, more or less.

# EXHIBIT C



Area Information:  
6.888 Acres located in the  
County, Texas.

**RECEIVED**  
By the Planning Department at 3:47 pm, Sep 26, 2017

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

**CROSS ENGINEERING CONSULTANTS**  
111 S. Tennessee St.  
McKinney, Texas 75069  
972.562.4400  
Team P.L. from No. 1-303

Drawn By: C.E.F.C.L. Checked By: C.E.F.C.L. Scale: 1"=60'

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

<b>ZONING PLAN</b>		Sheet No.
<b>CROSS TIMBERS ADDITION</b>		<b>ZP</b>
Chandler Lindsley		Project No.
McKinney, Texas		17089