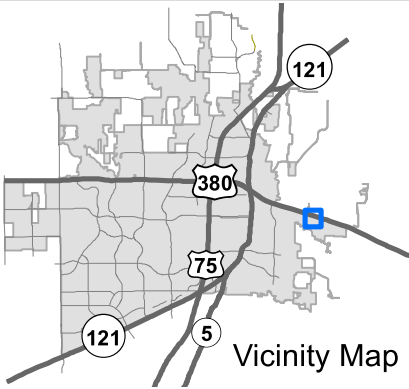
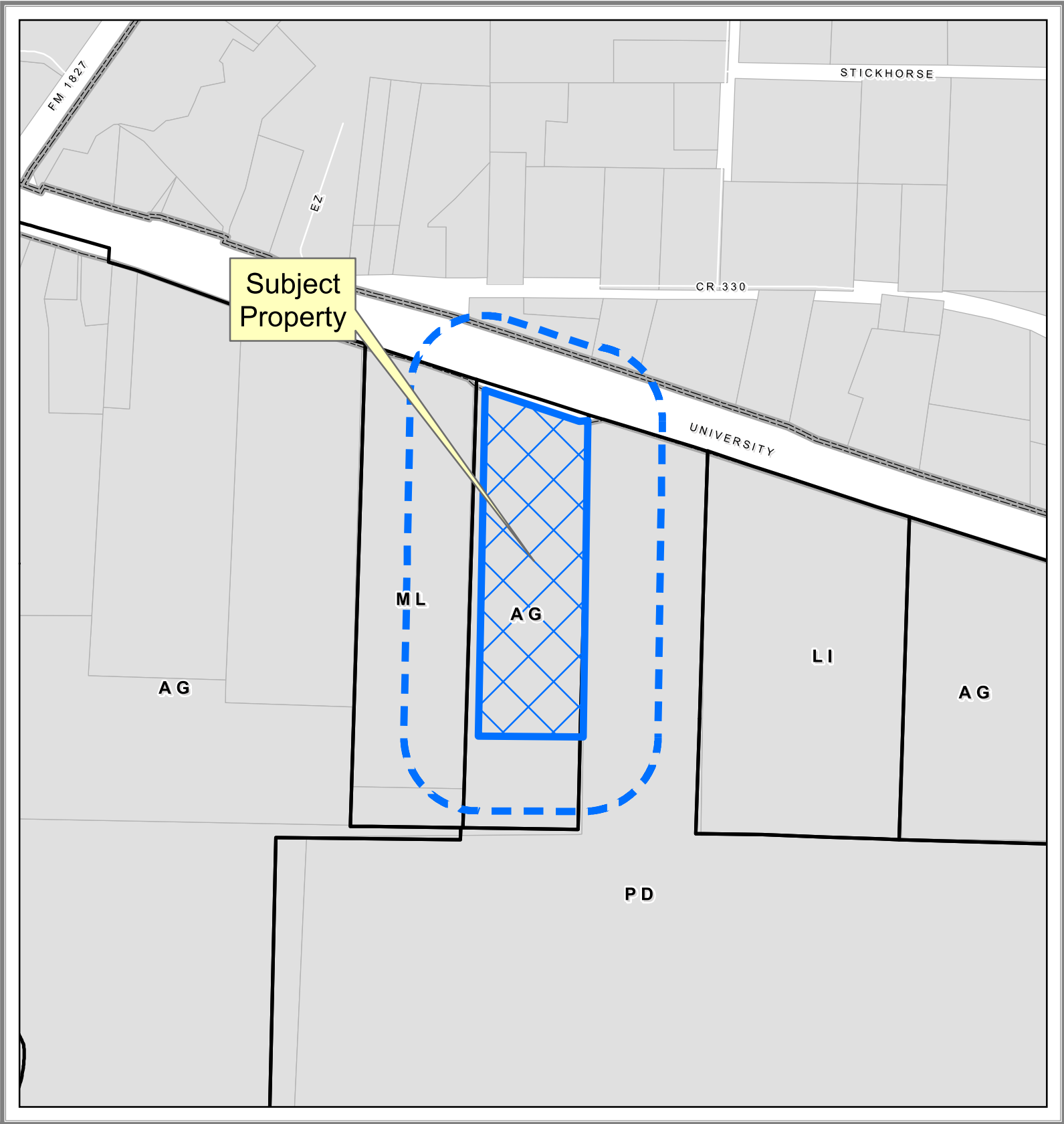
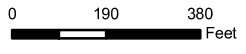


EXHIBIT A



Property Owner Notification Map

ZONE2020-0108



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

LEGAL DESCRIPTION

BEING a tract or parcel of land situated Collin County, Texas, being part of the H.T. Chenoweth Survey, Abstract No. 157, being all of a 7.000 acre tract of land as described in a Special Warranty Deed with Vendor's Lien from The First National Bank of Van Alstyne to Donald M. Motsenbocker as recorded in Volume 5410 at Page 9775 (cc# 2003-0082582) of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch rod found for a corner at the northeast corner of said 7.000 acre tract on the southwest Right-of-Way of University Drive (U.S. 380), said Point of Beginning being at the existing northernmost northwest corner of a 146.776 acre tract as conveyed to 380 Investors, Inc. as recorded in/under Clerk's File No. 20160513000588210 of Collin County, Texas;

THENCE S01°45'55"W along a fence and the east line of said 7.000 acre tract, a distance of 954.29 feet to a 1 inch iron rod found for a corner at the southeast corner of said 7.000 acre tract, said corner being at the existing southernmost northeast corner of a 3.000 acre tract as conveyed to Ricky Webster, Jr. as recorded in Volume 4196 at Page 1537 of the Official Records of Collin County, Texas;

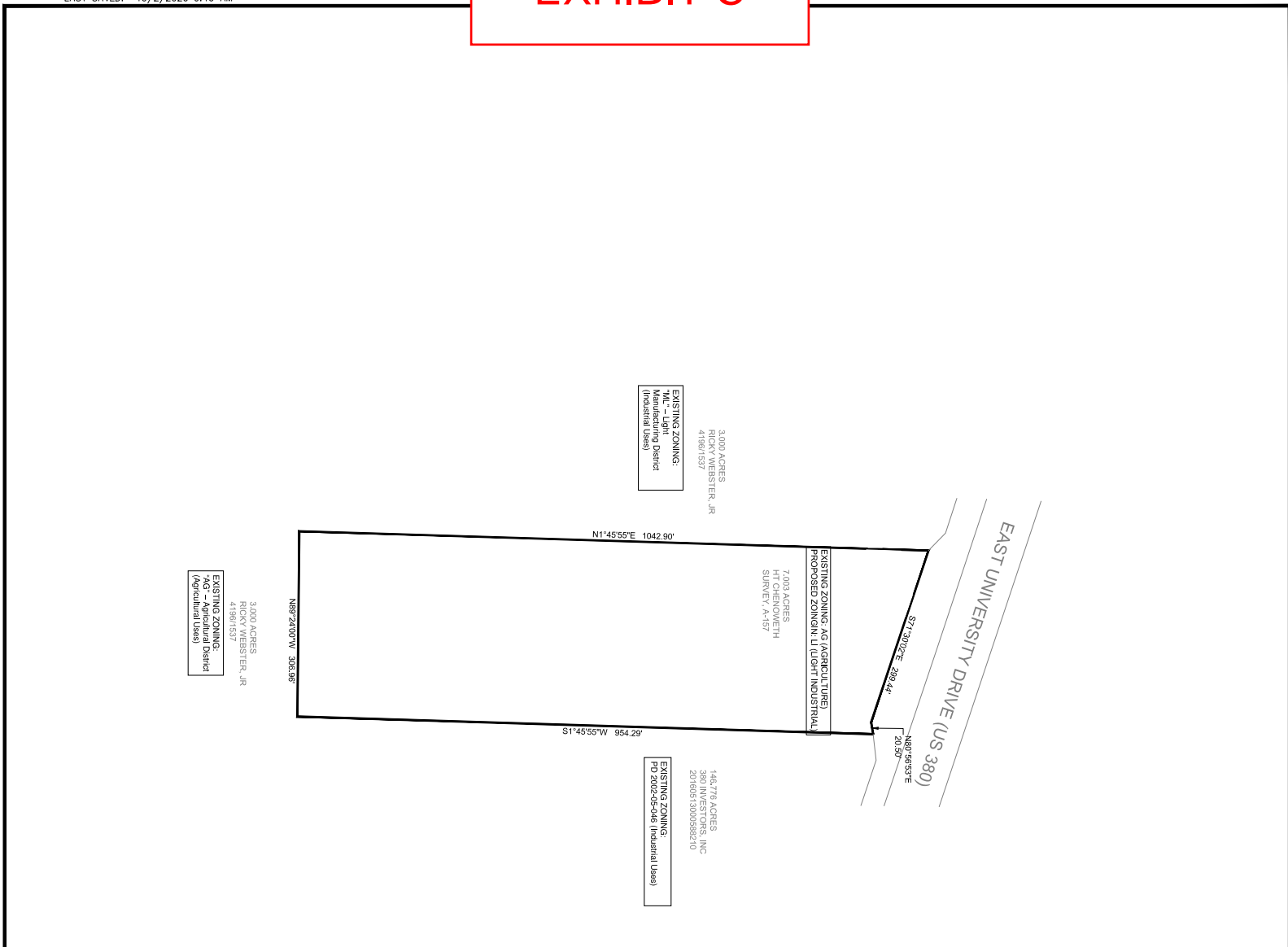
THENCE N89°24'00"W along a fence and the south line of said 7.000 acre tract, a distance of 306.96 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 7.000 acre tract;

THENCE N01°45'55"E along and leaving a fence and along the west line of said 7.000 acre tract, a distance of 1042.90 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 7.000 acre tract on the southwest Right-of-Way of University Drive;

THENCE S71°30'02"E along the northeast line of said 7.000 acre tract and the Right-of-Way of University Drive, a distance of 299.44 feet to an "x" set in concrete for a corner;

THENCE N80°56'53"E a distance of 20.50 feet returning to the Point of Beginning and containing 7.003 acres of land and being known as No. 2462 University Drive.

EXHIBIT C



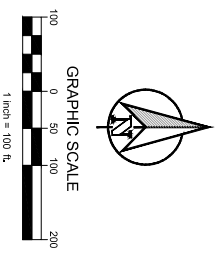
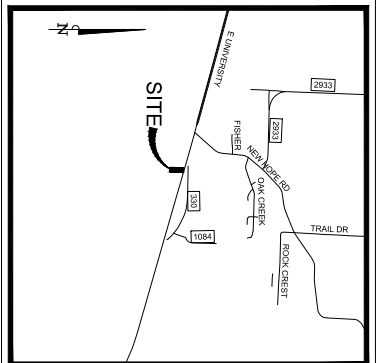
3.000 ACRES
 RICKY WEBSTER, JR.
 419811537
 EXISTING ZONING:
 7A9 - Agricultural District
 (Agricultural Uses)

3.000 ACRES
 RICKY WEBSTER, JR.
 419811537
 EXISTING ZONING:
 7A1 - Light Manufacturing District
 (Industrial Uses)

146,776 ACRES
 380 INVESTORS, INC
 2016051300088210
 EXISTING ZONING:
 PD 2002-05-046 (Industrial Uses)

EAST UNIVERSITY DRIVE (US 380)

VICINITY MAP
N.T.S.



ZONING REQUEST
 EXISTING ZONING: AG AGRICULTURE
 PROPOSED ZONING: (LIGHT INDUSTRIAL)

LEGEND	
———	ORIGINAL PROPERTY BOUNDARY / ZONING LINES
———	LOT LINES
- - - - -	FLOODPLAIN LINES

FLOODPLAIN NOTE
 THIS PROPERTY IS LOCATED IN A NON-SHARED ZONE "A" AS SHOWN ON THE FLOODPLAIN MAP. THE FLOODPLAIN MAP WAS UPDATED JUNE 2, 2009 AND IS LOCATED IN COMMUNITY NUMBER 48035 AS SHOWN ON MAP NUMBER 480350280. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE. NO VERTICAL DATUM WAS PROVIDED. FOR FURTHER INFORMATION, CONTACT THE LOCAL FLOOD ZONE DESIGNATION. PLEASE CONTACT (407) 764-4444.

LABEL INFORMATION

BEING A part of parcel of land situated in Collin County, Texas, being part of the H.T. Chemoweth Survey, Abstract No. 147, being all of a 7.000 acre tract of land as shown in a Special Warranty Deed with Vendor's Lien from The First National Bank of The Republic to David M. Donosky as recorded in Volume 3410 at Page 9775 (not 2004-08-05-000) of the Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/4 inch from and being for a corner of the southwest corner of said 7.000 acre tract in the southeast 1/4 of Sec. 29 of Township 23N, R. 12E, S. 30E, 4th Range of Range 12E, 4th Meridian under Clerk's File No. 2014813508028210 of Collin County, Texas. THENCE S 01°49'37" W along a fence and the east line of said 7.000 acre tract a distance of 994.49 feet to a 1 inch iron nail found for a corner of the southeast corner of said 7.000 acre tract, said corner being at the existing southernmost southeast corner of a 3.000 acre tract as surveyed by Kelly W. Wilson, Jr. as recorded in Volume 4196 at Page 1937 of the Official Records of Collin County, Texas. THENCE N 89°24'00" W along a fence and the east line of said 7.000 acre tract, a distance of 289.44 feet to a 1 inch iron nail found for a corner of the southeast corner of said 7.000 acre tract, said corner being at the existing southeast corner of a 3.000 acre tract as surveyed by Kelly W. Wilson, Jr. as recorded in Volume 4196 at Page 1937 of the Official Records of Collin County, Texas. THENCE N 01°49'37" W along a fence and the east line of said 7.000 acre tract, a distance of 1042.90 feet to a 1/2 inch iron nail found for a corner of the northeast corner of said 7.000 acre tract on the southeast 1/4 of Sec. 29 of Township 23N, R. 12E, S. 30E, 4th Range of Range 12E, 4th Meridian under University Deeds, a distance of 799.44 feet to an "x" set to represent by a corner. THENCE S 71°34'07" W along the northeast line of said 7.000 acre tract and the southeast 1/4 of Sec. 29 of Township 23N, R. 12E, S. 30E, 4th Range of Range 12E, 4th Meridian under University Deeds, a distance of 225.50 feet (including the 7.000 acre tract of land and being known as the 2402 University Drive.

I, Frank L. Owsen, Registered Professional Land Surveyor from Texas, hereby certify that the aforementioned is a true and correct representation of the property as delineated by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the relative measurements are within the boundaries of the property set back from the property line the distances indicated and there are NO UNRECORDED ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

Frank L. Owsen
 R.L.S. No. 3387
 Date: September 21, 2016
 Scale: 1" = 100'



OWNER / DEVELOPER
 MASTER HALCO, INC
 2462 E UNIVERSITY DR
 MCKINNEY, TX 75069

ENGINEER
 TEXAS REGISTRATION #14199
 1903 CENTRAL DR.
 SUITE #406
 BEDFORD, TX 76021
 PH. 817.281.0572
 FAX 817.281.0574
 CONTACT: DREW DONOSKY, PE
 EMAIL: DREW@CLAYMOOREENG.COM

ZONING EXHIBIT	
WIFE MCKINNEY	
LEGAL DESCRIPTION: ABS AN157 HT CHEMOWETH SURVEY SHEET 3, TRACT 385, 7.003 ACRES	
CITY	STATE
MCKINNEY	TEXAS
COUNTY	SURVEY
COLLIN	H.T. CHEMOWETH
	0157
SUBMITTAL LOG	FIRST CITY SUBMITTAL

REVISION	DATE	BY

MASTER HALCO

2462 EAST UNIVERSITY DRIVE

MCKINNEY, TX

PRELIMINARY

FOR REVIEW ONLY

CLAYMOORE ENGINEERING

REGISTERED PROFESSIONAL ENGINEER

EXPIRES: DECEMBER 31, 2020

P.E. No. 22651, Exp. 11/27/2020

CLAYMOORE ENGINEERING

1903 CENTRAL DR., SUITE 406
BEDFORD, TX 76021

PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM