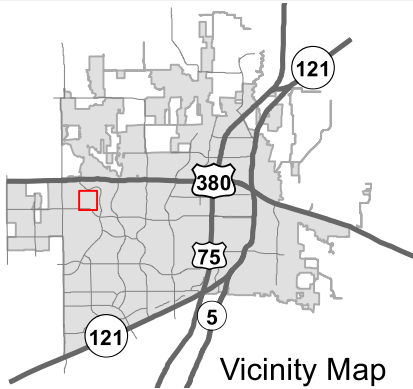
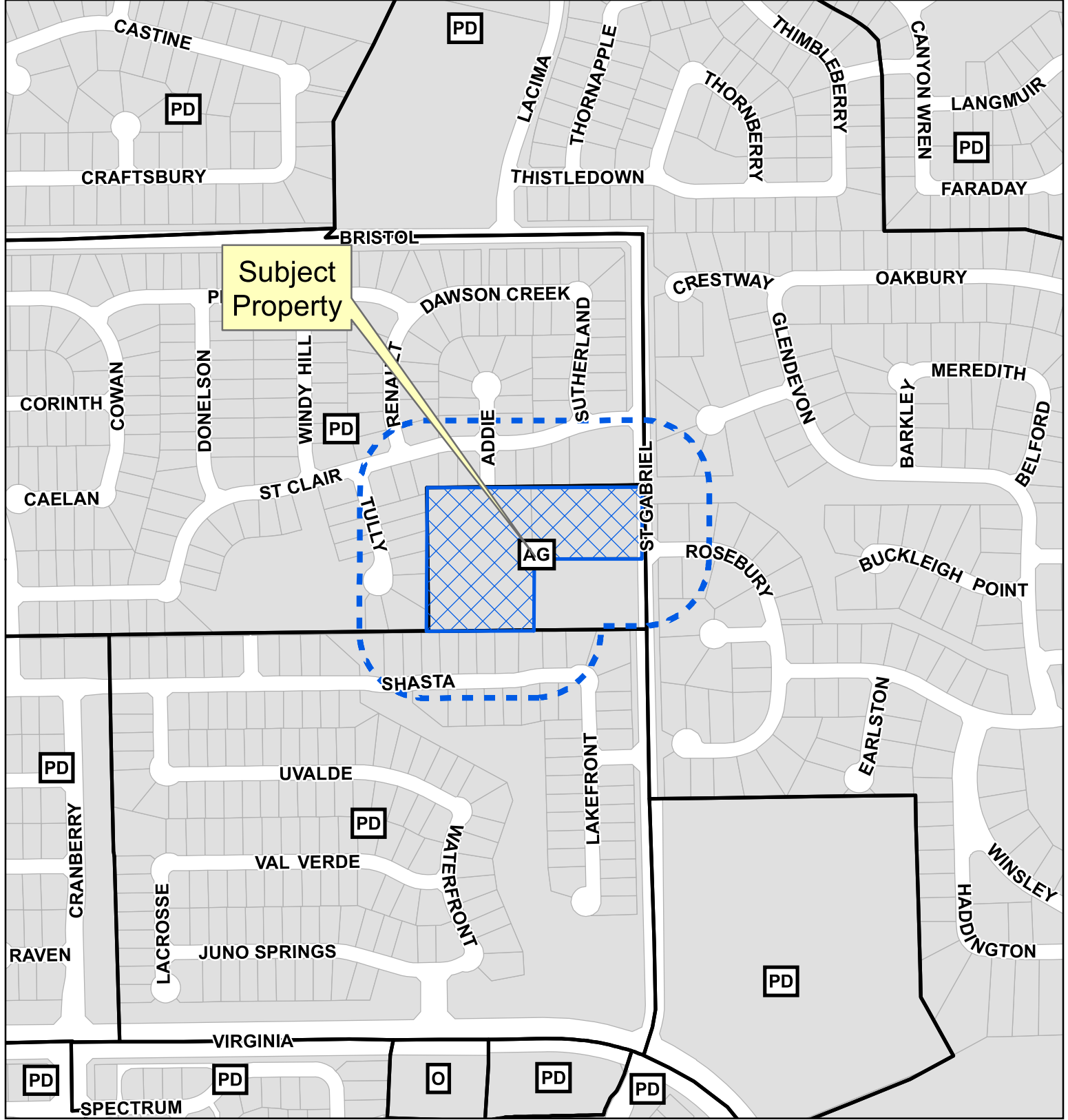
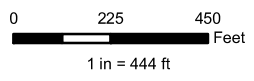


# Exhibit A



## Property Owner Notification Map

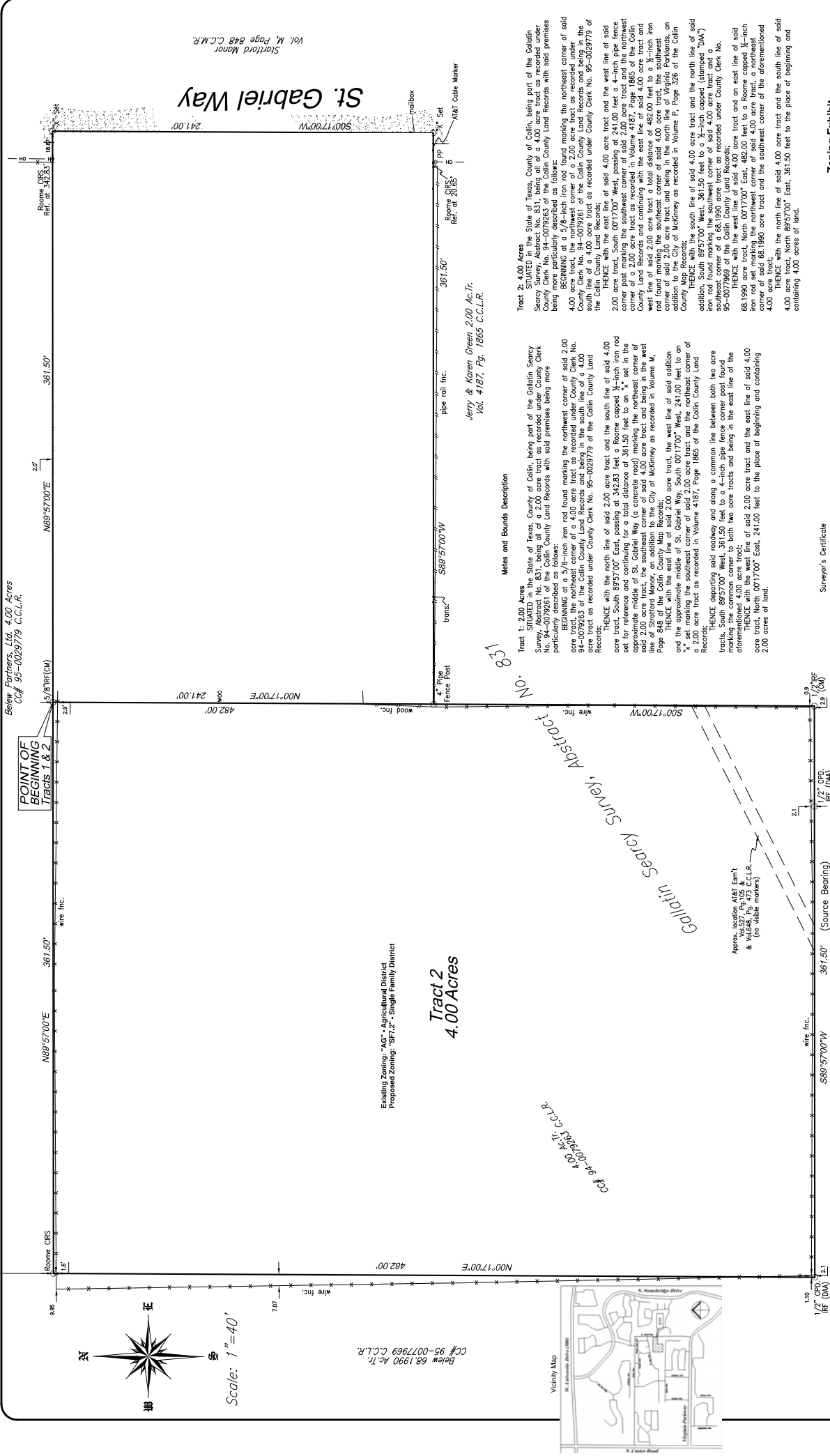
ZONE2018-0134



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 Exhibit**

**2 Acre & 4 Acre Tract**  
**at 551 St. Gabriel Way**  
**Gallatin Searcy Survey, A-831**  
**Collin County, Texas**

F:\M\200508\K\552826.swg

**ROOME LAND SURVEYING, INC.**  
 2000 AVENUE G  
 SUITE 810  
 PLANO, TX 75074  
 Phone Number: (972) 423-4372  
 Fax Number: (972) 423-7928

**Mets and Bounds Description**

**Tract 1: 2.00 Acres**  
 SITUATED in the State of Texas, County of Collin, being part of the Gallatin Searcy Survey, Abstract No. 831, being all of a 2.00 acre tract as recorded under County Clerk No. 94-007926 of the Collin County Land Records with said premises being more particularly described as follows:  
 BEGINNING at a 5/8-inch iron rod found marking the northwest corner of said 4.00 acre tract, the northwest corner of a 2.00 acre tract as recorded under County Clerk No. 94-007926 of the Collin County Land Records and being in the City of Stratford Manor, an addition to the City of McKinney as recorded in the Collin County Land Records;  
 THENCE with the north line of said 2.00 acre tract and the south line of said 4.00 acre tract, South 00°17'00" West, passing at 342.83 feet a 4-inch pipe fence set for reference and continuing for a total distance of 361.50 feet to an "X" set in the line of Stratford Manor, on addition to the City of McKinney as recorded in the Collin County Land Records, the southeast corner of said 2.00 acre tract and being in the west side of the Collin County Map Records;  
 THENCE with the west line of said 2.00 acre tract, the northwest corner of said 2.00 acre tract, the southeast corner of said 2.00 acre tract, and the north line of said 2.00 acre tract, South 00°17'00" West, 241.00 feet marking the southeast corner of said 2.00 acre tract and the northeast corner of a 2.00 acre tract as recorded in Volume 4187, Page 1865 of the Collin County Land Records;  
 THENCE alongside said roadway and along a easement line between both two acre tracts, South 89°57'00" West, 361.50 feet to a 4-inch pipe fence corner post, four marking the common corner to both two acre tracts and being in the east line of the aforementioned 4.00 acre tract;  
 THENCE with the west line of said 2.00 acre tract and the east line of said 4.00 acre tract, North 00°17'00" East, 241.00 feet to the place of beginning and containing 2.00 acres of land.

**Tract 2: 4.00 Acres**  
 SITUATED in the State of Texas, County of Collin, being part of the Gallatin Searcy Survey, Abstract No. 831, being all of a 4.00 acre tract as recorded under County Clerk No. 94-007926 of the Collin County Land Records with said premises being more particularly described as follows:  
 BEGINNING at a 5/8-inch iron rod found marking the northeast corner of said 4.00 acre tract, the northwest corner of a 2.00 acre tract as recorded under County Clerk No. 94-007926 of the Collin County Land Records and being in the City of Stratford Manor, an addition to the City of McKinney as recorded in the Collin County Land Records;  
 THENCE with the north line of said 4.00 acre tract and the west line of said 2.00 acre tract, South 00°17'00" West, passing at 241.00 feet a 4-inch pipe fence set for reference and continuing in the east line of said 4.00 acre tract and County Land Records and continuing with the east line of said 4.00 acre tract and west line of said 2.00 acre tract a total distance of 482.00 feet to a 1/2-inch iron rod found marking the southeast corner of said 4.00 acre tract, the southwest corner of said 4.00 acre tract, the southeast corner of said 4.00 acre tract, the southwest corner of said 2.00 acre tract, the southwest corner of said 4.00 acre tract, and the southeast corner of said 4.00 acre tract, in addition to the City of McKinney as recorded in Volume P, Page 326 of the Collin County Map Records;  
 THENCE with the south line of said 4.00 acre tract and the north line of said 2.00 acre tract, North 00°17'00" East, 361.50 feet to the place of beginning and containing 4.00 acres of land.

**Surveyor's Certificate**

To: Joel M. Field, Kimberla K. Field, Reunion Mortgage, Inc., Denis L. Burns, Ann Burns and Hexter-Fair Title Company

I hereby certify that on the 30th day of September, 2005, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or which have knowledge or have been obtained, whether or not of record, affecting the subject property, and the location of all care cuts and alleyways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or disagreements.

Tract 1 has both vehicular and pedestrian ingress to and egress from the subject property is provided by St. Gabriel Way, same being paved, dedicated public right-of-way maintained by the City of McKinney, which abuts( ) the subject property, or is physically open and being used. Unless an easement is created Tract 2 has no access to a dedicated public road.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

**EE Benjamin, Jr.**  
 Registered Professional Land Surveyor No. 4051

**Legend**

RCIRS	Roome Land Surveying
1/2"TRF	Capped Iron Rod Found
CPDR	Capped Iron Rod Found
PP	Power/Utility Pole
OH	Overhead Line
⊙	Light Pole
⊙	Collin County Land Records
C.C.L.R.	Collin County Land Records



**NOTES:** 1) CM, is a controlling instrument; 2) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 480800280 G of the FEMA Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the Surveyor. The Surveyor does not warrant the accuracy of the flood statement other than that it was prepared with the benefit of Title Commitment provided by Hexter-Fair Title Company (F# P10505974 with an effective date of August 15, 2005); 3) Approximate location of easement granted to American Telephone and Telegraph Company (fiber optic cable) recorded in Volume 527, Page 105 and Volume 648, Page 473 of the Collin County Land Records is shown on survey.

Scale: 1"=40'



Virginia Parklands  
 Vol. P, Pg. 326 C.C.L.R.

Apprx. location ABCT Eas'm't  
 Vol. 527, Pg. 105 &  
 Vol. 648, Pg. 473 C.C.L.R.  
 (no visible markers)

Gallatin Searcy Survey, Abstract No. 831

Mets and Bounds Description

Tract 2: 4.00 Acres

St. Gabriel Way