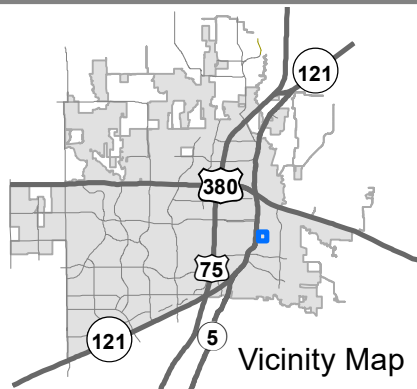
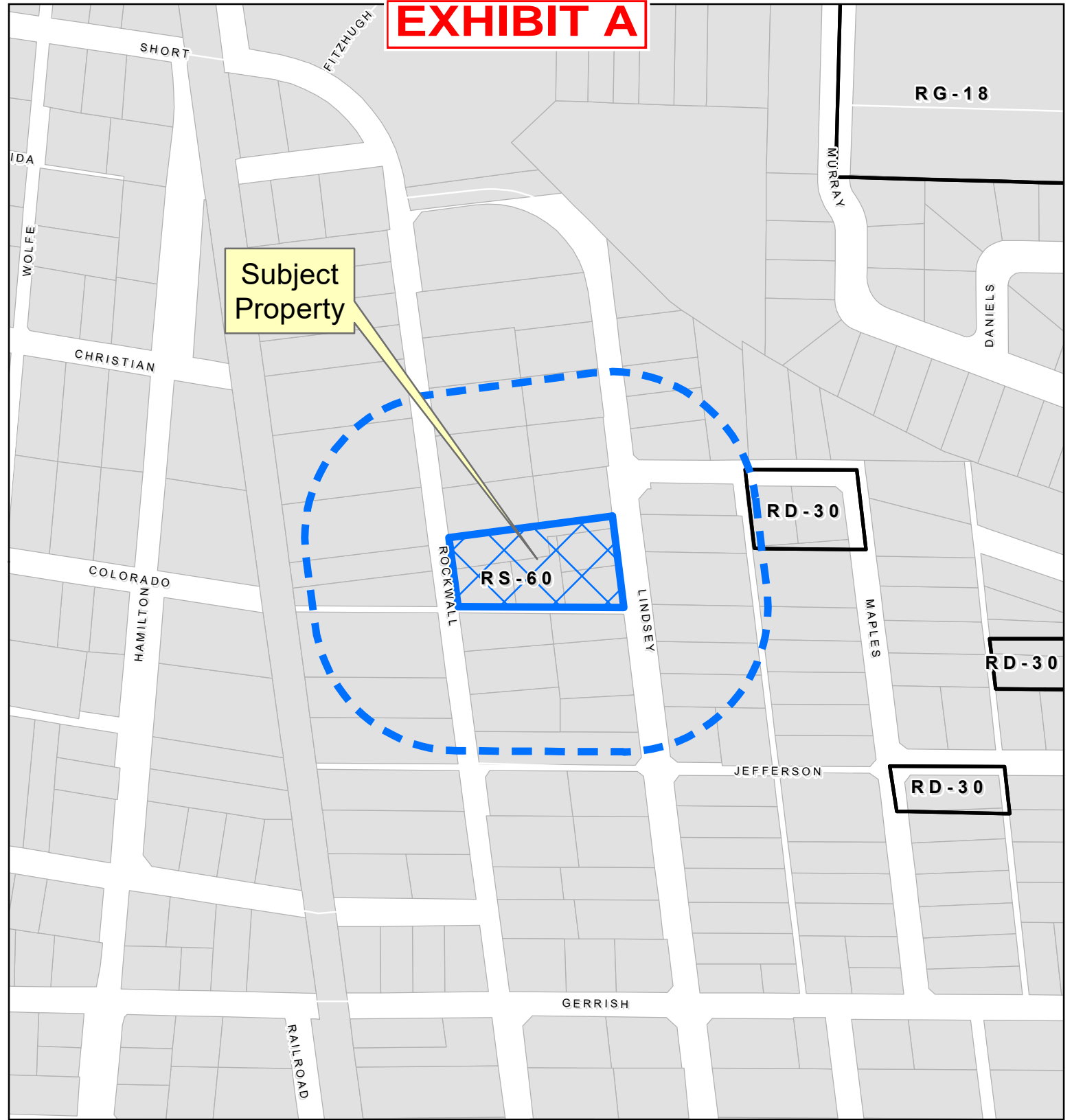
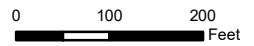


# EXHIBIT A



## Property Owner Notification Map

zone2022-0079



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**

## DESCRIPTION 0.717 ACRE

SITUATED in the City of McKinney, Collin County, Texas, in the Mary Standifer Survey, Abstract No. 811, being a survey of Lot 9B, 9C, 8A, & 8B and a part of Lot 9A, 9D, & 8C as seen on the Collin County Appraisal District map of the J. G. Fitzhugh 2nd Addition(unrecorded), an addition to the City of McKinney, being also a survey of Tract 1, 2, 3, 4, & 5 described in a deed from Charles W. Cox, et al to Omidan, Inc. recorded as clerk's file no. 20200221000245860 of the Collin County deed records, being described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron pin found at the northeast corner of said Tract 4, in the west right-of-way line of Lindsey Street; same being the northwest corner of a 0.004 acre tract recorded as clerk's file no. 20080408000417040; same also being in the south line of a lot recorded as clerk's file no. 20140717000745180;

THENCE South 06°49'00" East, with the east line of said Tract 4, 3, & 2 and with the west right-of-way line of said Lindsey Street, 133.36 feet to a 5/8-inch iron pin found at the southeast corner of said Tract 2 and the southwest corner of the 0.015 acre tract recorded as clerk's file no. 20080408000417050; same being in the north right-of-way line of a 15 foot wide alley recorded in volume 81, page 360;

THENCE South 88°25'11" West, with the north right-of-way line of said alley, 254.50 feet to a 1/2-inch iron pin set in the east right-of-way line of Rockwall Street;

THENCE North 07°40'07" West, with the east right-of-way line of said Rockwall Street and the west line of said Tract 5 and Tract 4, 112.70 feet to a 1/2-inch iron pin set at the southwest corner of a lot recorded in volume 338, page 29;

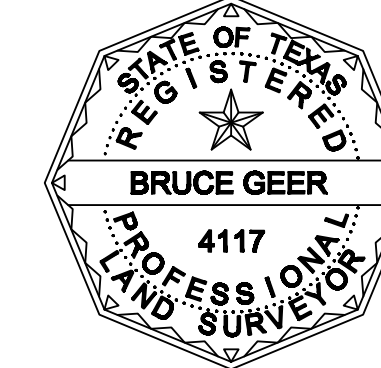
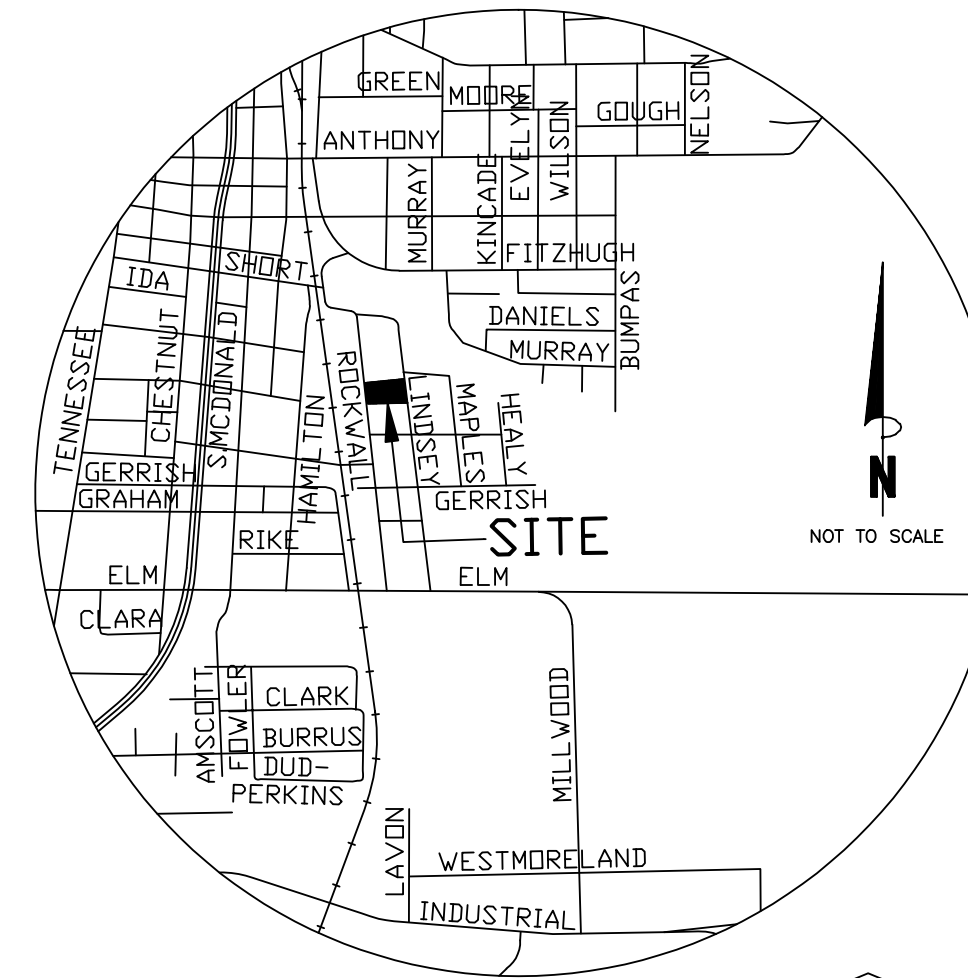
THENCE North 83°45'26" East, with the south line of said lot recorded in volume 338, page 29 and the south line of said lot recorded as clerk's file no. 20140717000745180, 255.12 feet to the PLACE OF BEGINNING and containing 0.717 acre.

# EXHIBIT C

R.O.W. PARCELS DEDICATED TO CITY OF MCKINNEY

REQUEST: RS60-DR

PARCEL	CLERK'S FILE NO.
R.O.W.-1	COLLIN COUNTY COURT NO. 6 CAUSE NO. 006-2567-2008
R.O.W.-2	20070423000542450
R.O.W.-3	20070914001286790
R.O.W.-4	20080408000417040
R.O.W.-5	20080408000417030
R.O.W.-6	20080408000417050
R.O.W.-7	20070717000984810
R.O.W.-8	20070717000984800
R.O.W.-9	20070328000415900
R.O.W.-10	20090609000709030



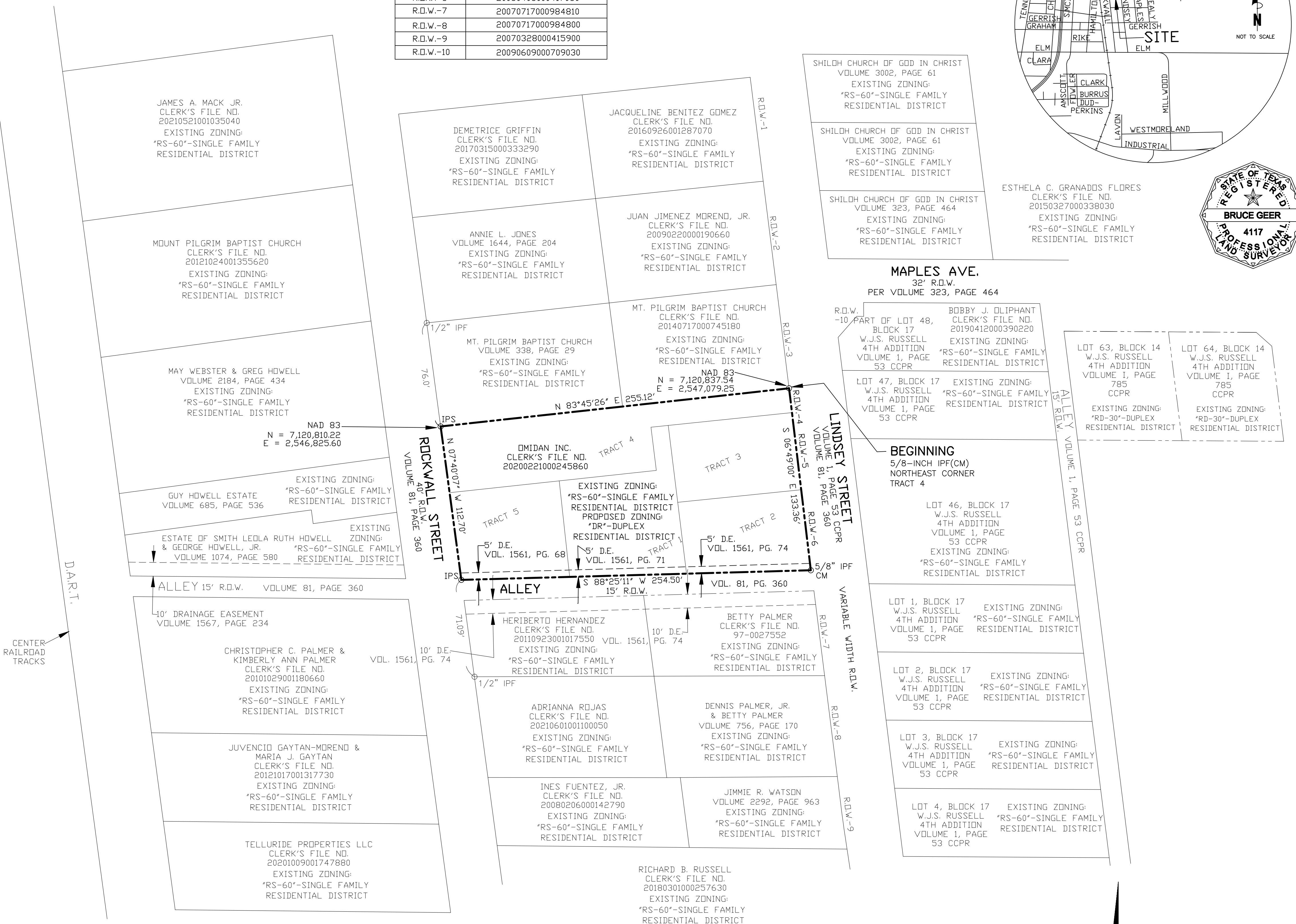
DESCRIPTION 0.717 ACRE  
 SITUATED in the City of McKinney, Collin County, Texas, in the Mary Standifer Survey, Abstract No. 811, being a survey of Lot 9B, 9C, 8A, & 8B and a part of Lot 9A, 9D, & 8C as seen on the Collin County Appraisal District map of the J. G. Fitzhugh 2nd Addition (unrecorded), an addition to the City of McKinney, being also a survey of Tract 1, 2, 3, 4, & 5 described in a deed from Charles W. Cox, et al to Omidan, Inc. recorded as clerk's file no. 20200221000245860 of the Collin County deed records, being described by metes and bounds as follows:  
 BEGINNING at a 5/8-inch iron pin found at the northeast corner of said Tract 4, in the west right-of-way line of Lindsey Street; same being the northwest corner of a 0.004 acre tract recorded as clerk's file no. 20080408000417040; same also being in the south line of a lot recorded as clerk's file no. 20140717000745180;  
 THENCE South 06°49'00" East, with the east line of said Tract 4, 3, & 2 and with the west right-of-way line of said Lindsey Street, 133.36 feet to a 5/8-inch iron pin found at the southeast corner of said Tract 2 and the southwest corner of the 0.015 acre tract recorded as clerk's file no. 20080408000417050; same being in the north right-of-way line of a 15 foot wide alley recorded in volume 81, page 360;  
 THENCE South 88°25'11" West, with the north right-of-way line of said alley, 254.50 feet to a 1/2-inch iron pin set in the east right-of-way line of Rockwall Street;  
 THENCE North 07°40'07" West, with the east right-of-way line of said Rockwall Street and the west line of said Tract 5 and Tract 4, 112.70 feet to a 1/2-inch iron pin set at the southwest corner of a lot recorded in volume 338, page 29;  
 THENCE North 83°45'26" East, with the south line of said lot recorded in volume 338, page 29 and the south line of said lot recorded as clerk's file no. 20140717000745180, 255.12 feet to the PLACE OF BEGINNING and containing 0.717 acre.

The above described tract was surveyed on the ground and under my supervision.

Office work completed on March 30, 2020  
 Office work revised on May 30, 2020  
 Office work revised on June 8, 2020  
 Office work revised on June 7, 2022  
 Office work revised on July 29, 2022

*Bruce Geer*

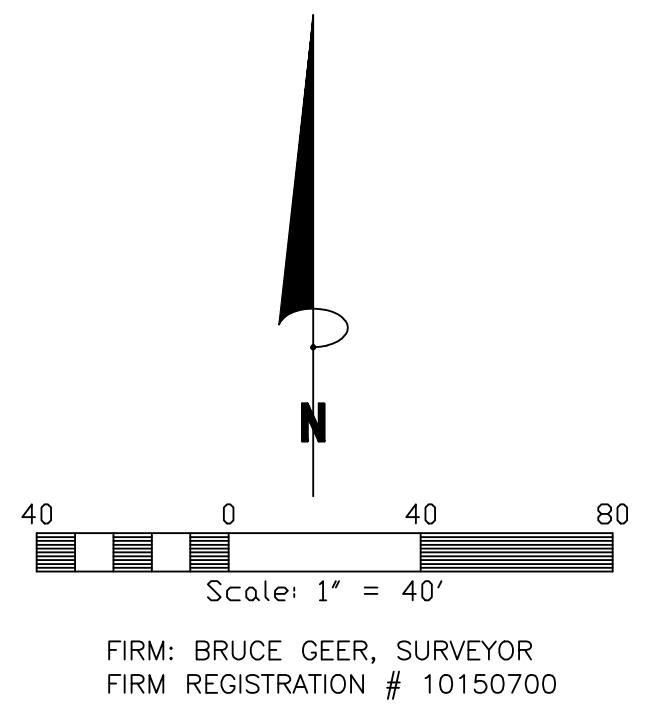
Bruce Geer  
 Registered Professional Land Surveyor, No. 4117  
 1101 W. University Drive (U.S. Highway 380)  
 McKinney, Texas 75069  
 972-562-3959  
 972-542-5751 fax



BEARING BASE: WEST LINE OF R.O.W. PARCEL IN CLERK'S FILE NO. 20080408000417040, 20080408000417030, AND 20080408000417050.  
 CONTROLLING MONUMENTS: 5/8-INCH IRON PIN FOUND AT NORTHWEST CORNER 0.004 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20080408000417040 AND 5/8-INCH IRON PIN FOUND AT SOUTHWEST CORNER OF 0.015 ACRE TRACT RECORDED AS CLERK'S FILE NO. 20080408000417050.

ACCORDING TO FEMA MAP NO. 48085C0280 J, DATED 6-2-2009, LOTS 1-4, BLOCK A SHOWN HEREON ARE NOT IN THE 100 YEAR FLOOD PLAIN.

- LEGEND**
- CCPR COLLIN COUNTY PLAT RECORDS
  - IPS 1/2" IRON PIN SET UNLESS OTHERWISE NOTED
  - 5/8" IPF 5/8" IRON PIN FOUND
  - D.E. DRAINAGE EASEMENT
  - VOL. VOLUME
  - PG. PAGE
  - CM CONTROLLING MONUMENT



OWNER: Omidan Inc.  
 581 TALIA CIRCLE  
 FAIRVIEW, TEXAS 75069

SURVEYOR: BRUCE GEER, R.P.L.S., NO. 4117  
 1101 W. UNIVERSITY DRIVE (U.S. HIGHWAY 380)  
 MCKINNEY, TEXAS 75069  
 972-562-3959  
 972-542-5751 FAX

NOTE: THE LOTS LISTED IN THIS TITLE BLOCK ARE TAKEN FROM COLLIN COUNTY APPRAISAL DISTRICT MAP AND ARE NOT ON ANY RECORDED PLAT.

**ZONING EXHIBIT**  
 0.717 ACRE  
 LOT 9B, 9C, 8A & 8B  
 PART OF LOT 9A, 9D & 8C  
 J. G. FITZHUGH 2ND ADDITION  
 MARY STANDIFER SURVEY  
 ABSTRACT NO. 811  
 MCKINNEY, TEXAS 75069  
 COLLIN COUNTY, TEXAS  
 SURVEY DATE: 6-8-2020