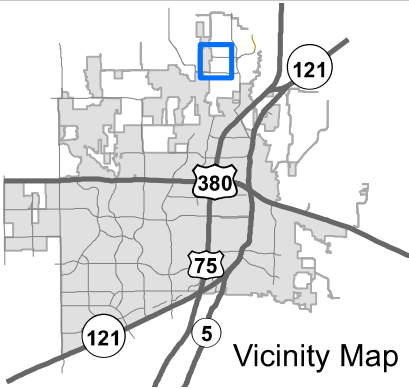
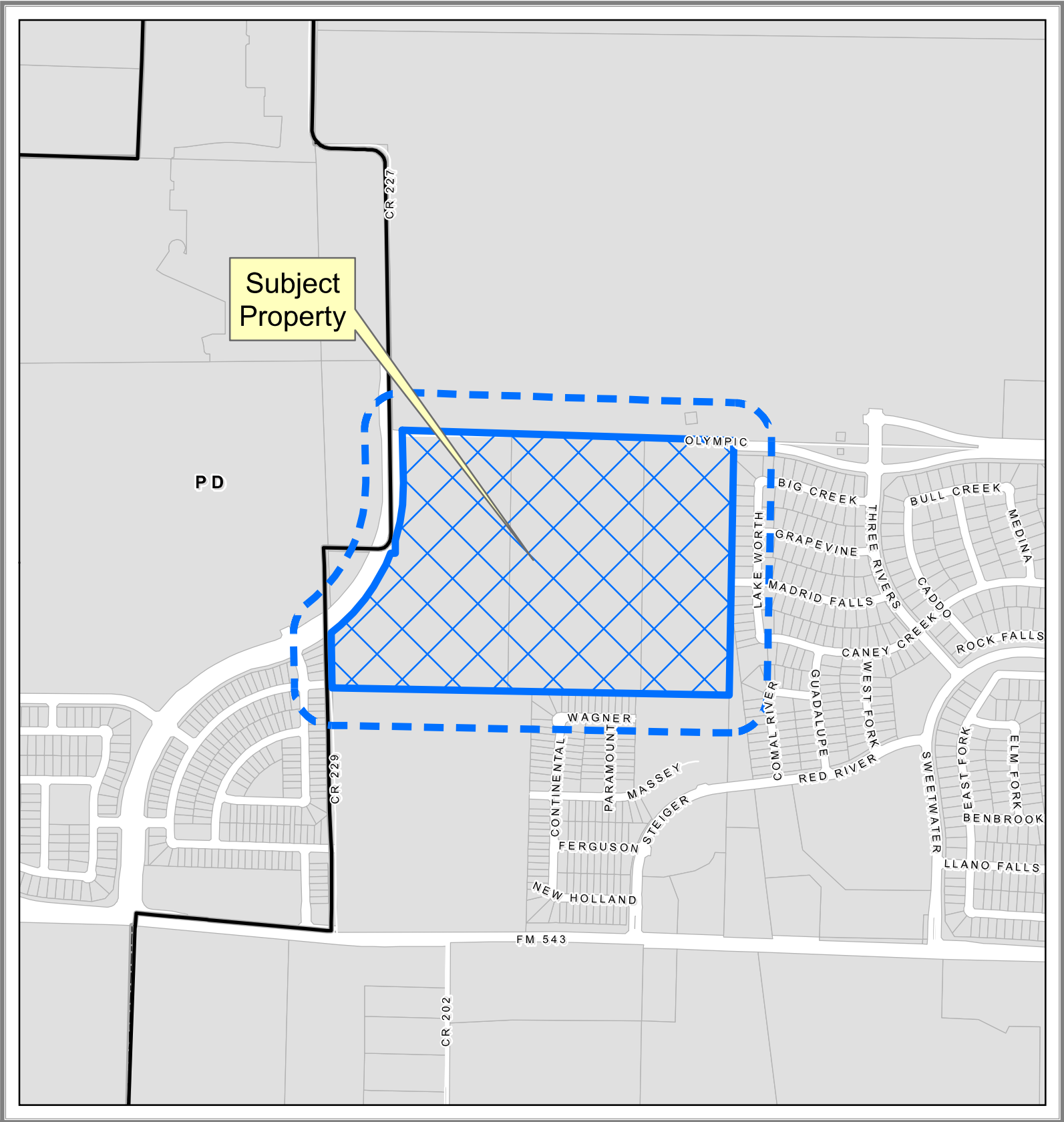
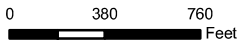


# EXHIBIT A



## Property Owner Notification Map

ZONE2021-0004



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

**BEING** a tract of land situated in the J. Emberson Survey, Abstract No. 294, Collin County, Texas, and being all of a called 20.300 acre tract of land described as Tract 1A, as described in a Warranty Deed to Tom B. Wilson Sr, as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas, a called 27.381 acre tract of land described in a Warranty Deed to Evelyn Cole Family, as recorded in Volume 4652, Page 2413 of the Land Public Records of Collin County, Texas, and being a remainder of a called 30.047 acre tract of land described in a Testamentary Trust created in the Last Will and Testament of Addison G. Wilson Jr, as recorded in Instrument No. 20091215001497350 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at the north end of the westerly terminus of the eastbound Olympic Crossing, as described in Trinity Falls, Planning Unit 1-Phase 2C, according to the Record Plat thereof recorded in Volume 2018, Page 732, of the Plat Records of Collin County, Texas, common to the northeast corner of said 20.300 acre tract, same being in the centerline of Olympic Crossing (County Road No. 228), a variable width right of way, no record found;

**THENCE** South  $00^{\circ}53'45''$  West, departing the centerline of said Olympic Crossing and along said terminus and the westerly line of Trinity Falls, Planning Unit 1 – Phase 2B, according to the Record Plat recorded in Volume 2015, Page 193, of the Plat Records of Collin County, Texas, a distance of 986.32 feet to an ell corner on the westerly line of said Trinity Falls, Planning Unit 1-Phase 2C and the easterly line of said 20.300 acre tract, common to the northerly corner of Lot 1, Block A, of GCEC Chambersville Substation Addition Lots 1, 2, & 3, Block A, according to the Conveyance Plat thereof recorded in Volume 2014, Page 169, of the Plat Records of Collin County, Texas;

**THENCE** South  $01^{\circ}32'42''$  West, continuing along the easterly line of said 20.300 acre tract and along the westerly line of said GCEC Chambersville Substation Addition, a distance of 533.04 feet to the southeast corner of said 20.300 acre tract, common to the northeast corner of a called 38.888 acre tract of land described in a Special Warranty Deed to Weston Ridge Development, LLC, as recorded in Instrument No. 20171204001599740 of the Official Public Records of Collin County, Texas;

**THENCE** North  $89^{\circ}11'56''$  West, departing the westerly line of said GCEC Chambersville Substation Addition, and along the southerly line of said 20.300 acre tract, the northerly line of said 38.888 acre tract and the northerly line of Weston Ridge Phase 1, as described in the Record Plat thereof recorded in Volume 2019, Page 362, of the Plat Records of Collin County, Texas, a distance of 577.63 feet to the southwest corner of said 20.300 acre tract, common to the southeast corner of said 27.381 acre tract, and an ell corner on the northerly line of Weston Ridge Phase 1;

**THENCE** North  $88^{\circ}22'35''$  West, continuing along the northerly line of said Weston Ridge Phase 1, along the southerly line of said 27.381 acre tract, and the northerly line of a called 38.948 acre tract of land conveyed in a Warranty Deed to Rohol LTD, as recorded in Instrument No. 20081030001281150 of the Official Public Records of Collin County, Texas, a distance of 599.88 feet to the southwest corner of said 27.381 acre tract, common to the southeast corner of said 30.048 acre tract;

**THENCE** North  $89^{\circ}03'07''$  West, along the southerly line of said 30.048 acre tract and continuing along the northerly line of said 38.948 acre tract, a distance of 1198.32 feet to the southwest corner of said 30.048 acre tract, common to the northwest corner of said 38.948 acre

## EXHIBIT B

tract, same being on the easterly line of Tract 1 of Preserve at Honeycreek, Phase 1, as described in the Record Plat thereof recorded in Volume 2020, Page 843, of the Plat Records of Collin County, Texas;

**THENCE** North  $01^{\circ}10'46''$  West, along the westerly line of said 30.048 acre tract and the easterly line of said Tract 1, a distance of 325.26 feet to the northeast corner of said Tract 1, same being on the easterly right of way line of N. Hardin Boulevard, a variable width right of way, and at the beginning of a non-tangent curve to the left having a central angle of  $31^{\circ}38'05''$ , a radius of 1105.73 feet, a chord bearing and distance of North  $37^{\circ}20'41''$  East, 602.78 feet;

**THENCE** in a northeasterly direction, departing the westerly line of said 30.048 acre tract and along the easterly right of way line of said Hardin Boulevard with said curve to the left, an arc distance of 610.51 feet to the southwest corner of Lot CA-M1 of Hardin Boulevard according to the Record Plat thereof recorded in Volume 2020, Page 775, of the Plat Records of Collin County, Texas;

**THENCE** South  $88^{\circ}15'19''$  East, departing the easterly right of way line of said Hardin Boulevard and along the southerly line of said CA-M1, a distance of 25.60 feet to the southeast corner of said Lot CA-M1;

**THENCE** North  $01^{\circ}05'48''$  West, along the easterly line of said Lot CA-M1, a distance of 67.78 feet to the northeast corner of said Lot CA-M1, being on the easterly right of way line of said Hardin Boulevard, same being at the beginning of a non-tangent curve to the left having a central angle of  $19^{\circ}04'49''$ , a radius of 1110.00 feet, a chord bearing and distance of North  $08^{\circ}25'31''$  East, 367.94 feet;

**THENCE** in a northeasterly direction, with said curve to the left, and along the easterly right of way line of said Hardin Boulevard, an arc distance of 369.65 feet to a point for corner;

**THENCE** North  $01^{\circ}02'14''$  West, continuing along the easterly right of way line of said Hardin Boulevard, a distance of 291.42 feet to a point for corner on the northerly line of said 30.048 acre tract, same being on the southerly line of a called 270.720 acre tract of land describe in a deed to Trinity Falls Holdings, LP, as recorded in Instrument No. 20171030001439680 of the Official Public Records of Collin County, Texas;

**THENCE** departing the easterly right of way line of said Hardin Boulevard and along the northerly line of said 30.048 acre tract, said 27.381 acre tract, and said 20.300 acre tract, and the southerly line of said 270.720 acre tract, the following:

South  $88^{\circ}38'47''$  East, a distance of 495.44 feet to a point for corner;

South  $88^{\circ}09'36''$  East, a distance of 504.93 feet to a point for corner;

South  $89^{\circ}08'29''$  East, a distance of 439.86 feet to a point for corner;

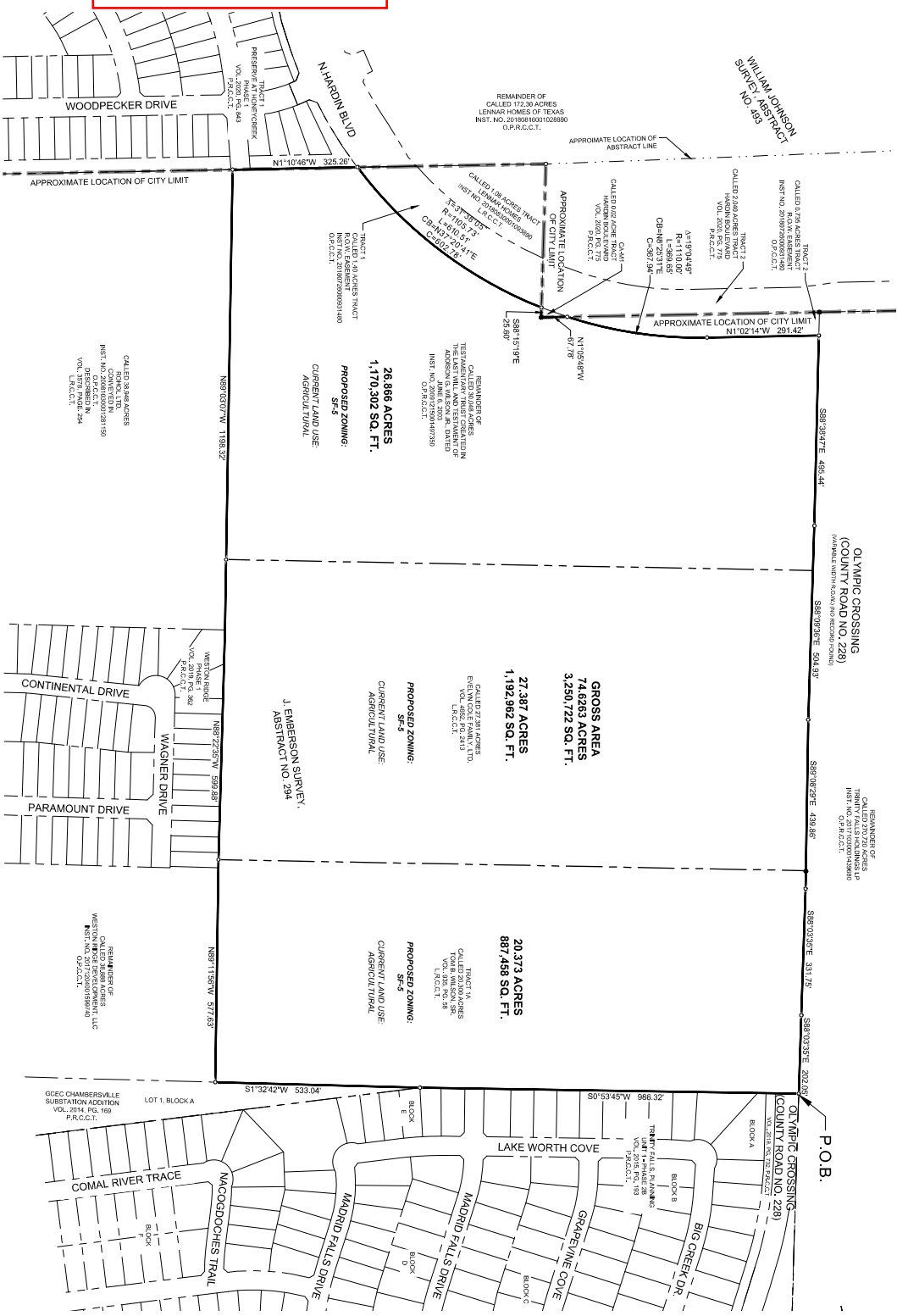
South  $88^{\circ}03'35''$  East, a distance of 331.75 feet to a point for corner;

South  $88^{\circ}03'35''$  East, a distance of 202.05 feet to the **POINT OF BEGINNING** and containing 74.626 acres (3,250,722 square feet) of land, more or less.

## EXHIBIT B

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

# EXHIBIT C



### LINE TYPE LEGEND

SYMBOL	DESCRIPTION
---	Approximate Location of City Limit
- - - -	Approximate Location of Abstract Line
---	Proposed Zoning
---	Current Land Use
---	Right of Way
---	Boundary of Existing Right of Way

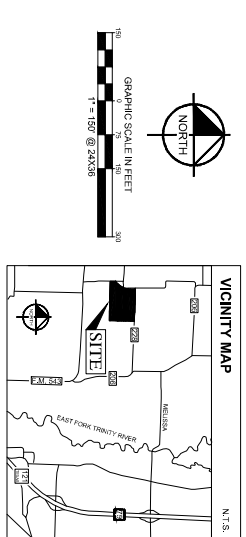
  

### LEGEND

P.O.B. = POINT OF BEGINNING  
 A.C. = ACREAGE  
 S.Q. FT. = SQUARE FEET  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
 L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS

### NOTES

- Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 25 found in the field, whose positions are published on the Texas State Plane Coordinate System of 1983, North Central Zone 4202 (North American Datum of 1983). The horizontal coordinates of this survey are local surface coordinates derived from existing monument 25 defining a central meridian of 10588995832.
- This document was prepared under 27 TAC 6803.21. It does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



**BEING** a tract of land situated in the J. Emberson Survey, Abstract No. 294, Collin County, Texas, and being all of a certain 20.300-acre tract of land described as Tract 1A, as described in a Warranty Deed to Tom B. Wilson Sr., as recorded in Volume 85E, Page 586 of the Public Records of Collin County, Texas, a certain 27.281-acre tract of land described in a Warranty Deed to Tom B. Wilson Sr., as recorded in Volume 85F, Page 582 of the Public Records of Collin County, Texas, and being all of a certain 1.170-acre tract of land described in a Warranty Deed to Tom B. Wilson Sr., as recorded in Volume 85G, Page 584 of the Public Records of Collin County, Texas, and being all of a certain 887.458-acre tract of land described in a Warranty Deed to Tom B. Wilson Sr., as recorded in Volume 85H, Page 586 of the Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at the north end of the western terminus of the east-west Olympic Crossing as described in Trinity Falls Building Unit -Phase 2C, according to the Record Plat thereof recorded in Volume 2018, Page 732, of the Plat Records of Collin County (County Deed No. 229), a variable width right of way, no record there.

**THENCE** South 07°53'45" West, departing the southeast corner of said Olympic Crossing and along said terminus and the westerly line of Trinity Falls Building Unit -Phase 2C according to the Record Plat thereof recorded in Volume 2015, Page 193, of the Plat Records of Collin County (County Deed No. 229), a variable width right of way, no record there, to the southeast corner of said Unit -Phase 2C and the easterly line of said 20.300-acre tract, common to the north-south line of Block A, of CGEC Chambersville Substation Addition Lots 1, 2, & 3, Block A, according to the Conveyance Plat thereof recorded in Volume 2011, Page 109, of the Plat Records of Collin County, Texas.

**THENCE** South 01°32'42" West, continuing along the westerly line of said 20.300-acre tract and along the westerly line of said CGEC Chambersville Substation Addition Lots 1, 2, & 3, Block A, to the southeast corner of said 20.300-acre tract, common to the north-south line of said 20.300-acre tract, the northernly line of said 20.300-acre tract, and the northernly line of said 20.300-acre tract, as recorded in Instrument No. 20171200101595740 of the Official Public Records of Collin County, Texas.

**THENCE** North 89°17'15" East, departing the westerly line of said CGEC Chambersville Substation Addition, and along the southernly line of said 20.300-acre tract, the northernly line of said 29.889-acre tract and the northernly line of said 20.300-acre tract, as recorded in the Record Plat thereof recorded in Volume 2018, Page 502, of the Plat Records of Collin County, Texas, to the southeast corner of said 20.300-acre tract, common to the north-south line of said 20.300-acre tract, and the northernly line of said 20.300-acre tract, as recorded in Instrument No. 20171200101595740 of the Official Public Records of Collin County, Texas, to the southeast corner of said 27.281-acre tract, and all corner on the north-south line of said 20.300-acre tract.

**THENCE** North 89°23'22" West, continuing along the north-south line of said Madrid Falls Ridge Phase 1, along the southernly line of said 27.281-acre tract, and the northernly line of said 20.300-acre tract, common to the south-southwest corner of said 20.300-acre tract, as recorded in Instrument No. 20081030001281159 of the Official Public Records of Collin County, Texas, a distance of 699.88 feet to the southwest corner of said 27.281-acre tract, common to the southeast corner of said 20.048-acre tract.

**THENCE** North 89°03'07" West, along the southernly line of said 20.048-acre tract and continuing along the northernly line of said 38.948-acre tract, a distance of 1766.32 feet to the southwest corner of said 30.048-acre tract, common to the northwest corner of said 30.048-acre tract and the northernly line of said 30.048-acre tract, as recorded in Instrument No. 20171200101595740 of the Official Public Records of Collin County, Texas, a distance of 11.980 feet to the southeast corner of said 30.048-acre tract, common to the northwest corner of said 30.048-acre tract, and the northernly line of said 27.281-acre tract, and the northernly line of said 20.300-acre tract, as recorded in Instrument No. 20171200101595740 of the Official Public Records of Collin County, Texas.

**THENCE** South 89°03'07" West, along the westerly line of said 30.048-acre tract and the easterly line of said Tract 1, a distance of 202.05 feet to the southwest corner of said Lot C&M1.

**THENCE** North 01°09'54" West, along the easterly line of said Lot C&M1, a distance of 67.78 feet to the northeast corner of said Lot C&M1, being of the easterly right of way line of said Hagan Boulevard, some being at the beginning of a certain 27.281-acre tract, and the northernly line of said 20.300-acre tract, as recorded in Instrument No. 20171200101595740 of the Official Public Records of Collin County, Texas.

**THENCE** in a southeasterly direction, with said curve to the left, and along the easterly right of way line of said Hagan Boulevard, an arc distance of 859.54 feet to a point for corner.

**THENCE** South 89°15'57" East, departing the easterly right of way line of said Hagan Boulevard and along the southernly line of said Lot C&M1, a distance of 251.00 feet to the southeast corner of said Lot C&M1.

**THENCE** North 01°09'54" West, along the easterly line of said Lot C&M1, a distance of 67.78 feet to the northeast corner of said Lot C&M1, being of the easterly right of way line of said Hagan Boulevard, some being at the beginning of a certain 27.281-acre tract, and the northernly line of said 20.300-acre tract, as recorded in Instrument No. 20171200101595740 of the Official Public Records of Collin County, Texas.

**THENCE** in a southeasterly direction, with said curve to the left, and along the easterly right of way line of said Hagan Boulevard, an arc distance of 859.54 feet to a point for corner.

**THENCE** North 01°09'54" West, continuing along the easterly right of way line of said Hagan Boulevard, a distance of 2754.42 feet to the northeast corner of said Lot C&M1, being of the easterly right of way line of said Hagan Boulevard, some being at the beginning of a certain 27.281-acre tract, and the northernly line of said 20.300-acre tract, as recorded in Instrument No. 20171200101595740 of the Official Public Records of Collin County, Texas.

**THENCE** departing the easterly right of way line of said Hagan Boulevard and along the northernly line of said 30.048-acre tract, said 27.281-acre tract, said 20.300-acre tract, and the northernly line of said 270.720-acre tract, the following:

South 89°33'47" East, a distance of 465.44 feet to a point for corner.  
 South 89°09'29" East, a distance of 504.80 feet to a point for corner.  
 South 89°09'29" East, a distance of 439.86 feet to a point for corner.  
 South 89°03'59" East, a distance of 531.75 feet to a point for corner.  
 South 89°03'59" East, a distance of 202.05 feet to the **POINT OF BEGINNING** and containing 74.626 acres (3,250,722 square feet) of land, more or less.

**ZONING EXHIBIT**  
**74.626 ACRES**  
**J. EMBERSON SURVEY, ABSTRACT NO. 294**  
**COLLIN COUNTY, TEXAS**

**Kimley»»Horn**

6100 Wiener Parkway, Suite 210  
 Frisco, Texas 75034  
 TEL No. (972) 385-3630  
 FAX No. (972) 385-3622

SCALE	DATE	SHEET NO.
1" = 150'	1/7/2021	1 OF 1
DESIGNED BY	CHECKED BY	PROJECT NO.
CDS	KCA	081700000