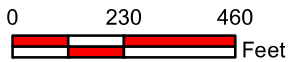
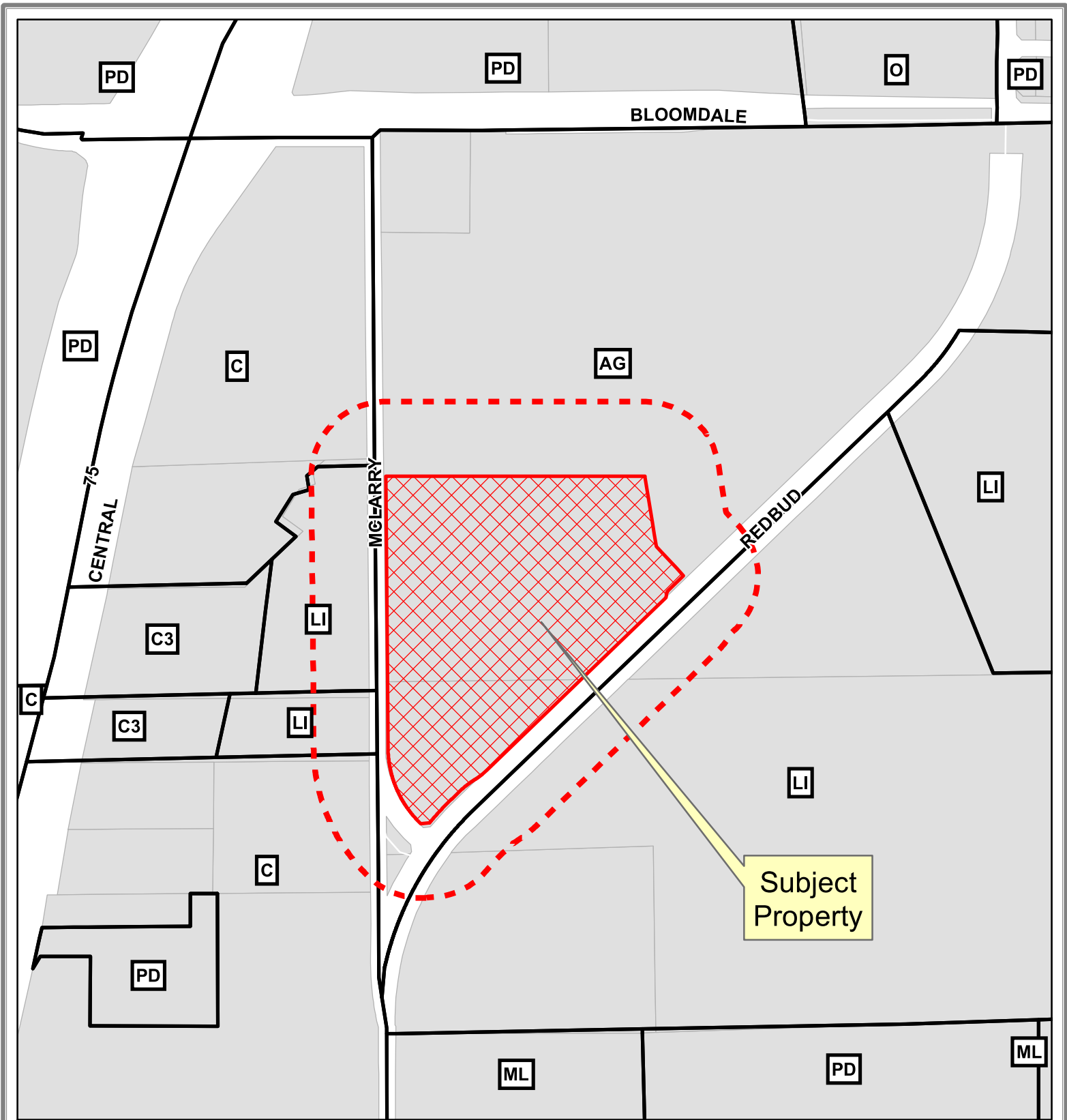


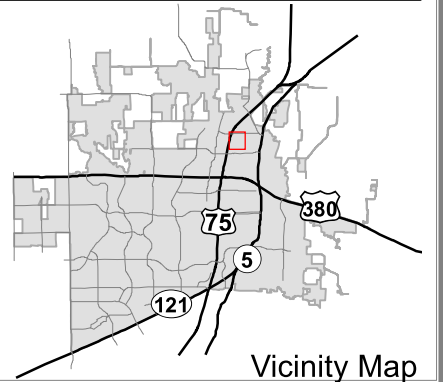
# Exhibit A



## Notification Map

Case: 17-125SUP

--- 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

## LEGAL DESCRIPTION

BEING 14.386 acres of land located in the JOHN R. JONES SURVEY, Abstract No. 497, and the TOLA DUNN SURVEY, Abstract No. 284, McKinney, Collin County, Texas, and being a portion of the tracts of land conveyed to the City of McKinney, by the deeds recorded in Instrument No. 20140703000689290, and Instrument No. 20070727001038430, of the Official Public Records of Collin County, Texas. Said 14.386 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked Brittain & Crawford set at the Northeast corner of a tract of land conveyed to the City of McKinney for right-of-way by the deed recorded in Instrument No. 20140822000905820 of the Official Public Records of Collin County, Texas and said Point of Beginning lying in the South line of the aforesaid JOHN R. JONES SURVEY and the North line of the TOLA DUNN SURVEY, and said Point of Beginning also lying new East right-of-way line of McLarry Drive;

THENCE N 00° 33' 28" W 624.45 feet, along the new East right-of-way line of said McLarry Drive, to a ½" iron rod marked Brittain & Crawford set;

THENCE East 783.85 feet, to a ½" iron rod marked Brittain & Crawford set in the West Line of a tract of land conveyed to North Texas Municipal Water District by the deed recorded in Instrument No. 2017030200078480, of the Official Public Records of Collin County, Texas;

THENCE along the West boundary line of said, North Texas Municipal Water District Tract as follows:

1. S 09° 10' 46" E 215.37 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. S 42° 58' 10" E 120.88 feet, to a ½" iron rod marked "Brittain & Crawford" set, in the new Northwest right-of-way line of Redbud Boulevard;

THENCE along the new Northwest right-of-way line of said Redbud Boulevard as follows:

1. S 46° 05' 45" W 62.99 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the left;
2. SOUTHWESTERLY 17.38 feet, along said curve to the left, having a radius of 21.00 feet, a central angle of 47° 25' 55", and a chord bearing S 22° 22' 48" W 16.89 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the end of said curve and the beginning of another curve to the right;
3. SOUTHWESTERLY 10.76 feet, along said curve to the right, having a radius of 13.00 feet, a central angle of 47° 25' 51", and a chord bearing S 22° 22' 48" W 10.46 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the end of said curve lying in the existing Northwest right-of-way line of Redbud Boulevard;

THENCE S 46° 05' 45" W 746.59 feet, along the existing Northwest right-of-way line of Redbud Boulevard to a ½" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the right, at the intersection of the existing Northwest right-of-way line and the new Northwest right-of-way line of Redbud Boulevard;

THENCE along the new Northwest right-of-way line of said Redbud Boulevard as follows:

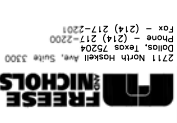
1. SOUTHWESTERLY 49.17 feet, along said curve to the right, having a radius of 234.00 feet, a central angle of 12° 02' 26", and a chord bearing S 52° 06' 58" W 49.08 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the end of said curve and the beginning of another curve to the left;
2. SOUTHWESTERLY 55.90 feet, along said curve to the left, having a radius of 266.00 feet, a central angle of 12° 02' 26", and a chord bearing S 52° 06' 58" W 55.80 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the end of said curve;
3. S 46° 05' 45" W 34.84 feet, to a ½" iron rod marked "Brittain & Crawford" set, at the beginning of a curve to the left;

## Exhibit B

4. SOUTHWESTERLY 97.65 feet, along said curve to the left, having a radius of 911.00 feet, a central angle of  $06^{\circ} 08' 29''$ , and a chord bearing S  $43^{\circ} 01' 31''$  W 97.60 feet, to a  $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set, at the end of said curve;
5. S  $84^{\circ} 38' 41''$  W 26.52 feet, to a  $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set, in the East right-of-way line of aforesaid McLarry Drive;

THENCE along the East right-of-way line of said, McLarry Drive as follows:

1. NORTHWESTERLY 257.26 feet, along a curve to the right, having a radius of 320.00 feet, a central angle of  $46^{\circ} 03' 45''$ , and a chord bearing N  $23^{\circ} 17' 43''$  W 250.39 feet, to a  $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set, at the end of said curve;
2. N  $00^{\circ} 15' 50''$  W 195.76 feet, to the POINT OF BEGINNING containing 14.386 acres of land.



2711 North Haskell Ave., Suite 3300  
Phon: 817-438-8204  
Fax: (214) 217-2200

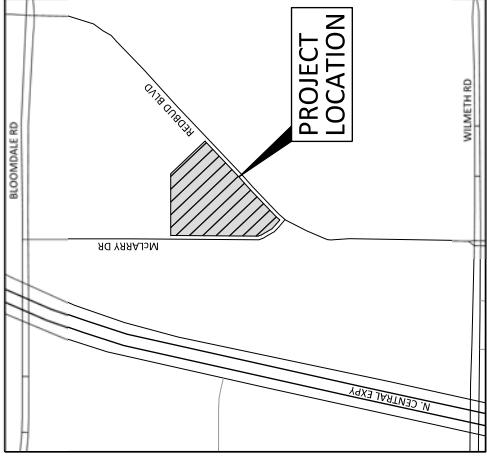
## REDBUD PUMP STATION FOR 794 AND 850 PRESSURE PLANES DEVELOPMENT REVIEW SITE PLAN

NO. ISSUE	DATE	BY	CHKD	FILE NAME
0			CHKD	SAM
1	9/27/2017	RSAM	CHKD	SAM

SHEET  
G-5  
4A

SITE DATA TABLE	
EXISTING ZONING	AG
PROPOSED USE	WATER PUMPING STATION
LOT SIZE	626,634 SF
BUILDING AREA	
PUMP BUILDING	11,533 SF
CHEMICAL BUILDING	(2,747 SF FOR OFFICE)
CHEMICAL STORAGE TANK	968 SF
TOTAL BUILDING AREA	26,881 SF
LOT AREA	30,382 SF
TOTAL LOT AREA	587,292 SF
IMPERVIOUS AREA	21.1%
BUILDING HEIGHT	
PUMP BUILDING	33'-0"
CHEMICAL BUILDING	18'-0"
CHEMICAL STORAGE TANK	66'-7"
PARKING REQUIRED	
(1,400 SF FOR OFFICE)	7
PARKING PROVIDED	
	10

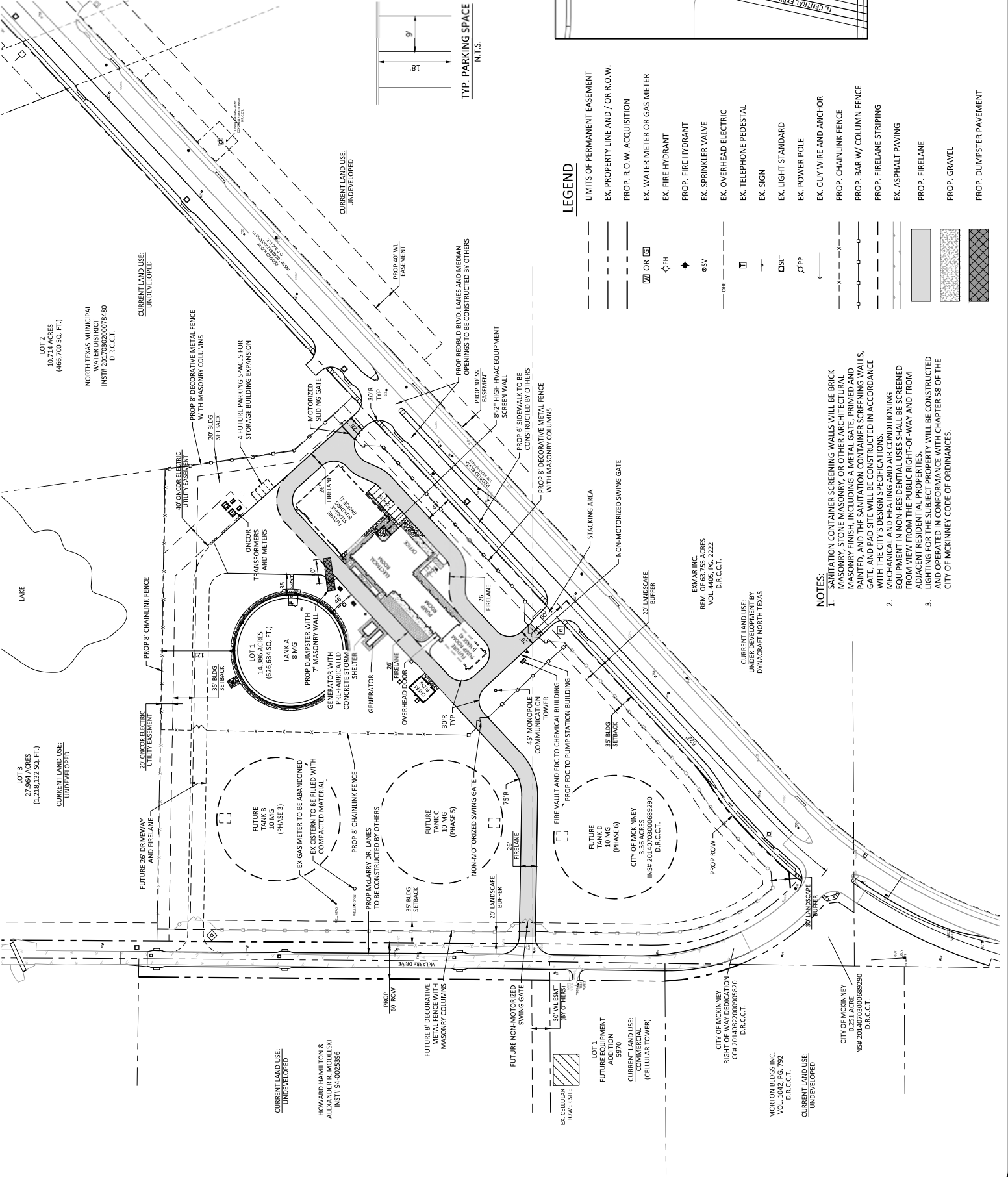
SITE DATA TABLE FOR FUTURE IMPROVEMENTS	
FUTURE BUILDING AREA	
STORAGE BUILDING	13,200 SF
GROUND STORAGE TANK B	33,500 SF
PUMP BUILDING EXPANSION	2,800 SF
GROUND STORAGE TANK C	33,500 SF
GROUND STORAGE TANK D	33,500 SF
SUBTOTAL FUTURE BUILDING AREA	116,500 SF
TOTAL BUILDOUT BUILDING AREA	158,882 SF
(CURRENT + FUTURE)	
BUILDOUT LOT AREA	470,792 SF
BUILDOUT LOT COVERAGE	6.05%
BUILDOUT LOT COVERAGE	33.11%
(WITH ALL TANKS)	
FUTURE BUILDING HEIGHT	
PUMP BUILDING EXPANSION	33'-0"
STORAGE BUILDING	35'-0"
FUTURE PARKING	
PARKING REQUIRED (1,400 SF FOR OFFICE)	4*
FUTURE PARKING PROVIDED	10



PREPARED FOR:  
  
 222 N. TENNESSEE ST.  
 MCKINNEY, TEXAS 75069  
 972-647-7500



SCALE IN FEET  
0 80 160



### LEGEND

LIMITS OF PERMANENT EASEMENT	
---	EX. PROPERTY LINE AND / OR R.O.W.
---	PROP. R.O.W. ACQUISITION
---	EX. WATER METER OR GAS METER
---	EX. FIRE HYDRANT
---	PROP. FIRE HYDRANT
---	EX. SPRINKLER VALVE
---	EX. OVERHEAD ELECTRIC
---	EX. TELEPHONE PEDESTAL
---	EX. SIGN
---	EX. LIGHT STANDARD
---	EX. POWER POLE
---	EX. GUY WIRE AND ANCHOR
---	PROP. CHAINLINK FENCE
---	PROP. BAR W/ COLUMN FENCE
---	PROP. FIRELANE STRIPING
---	EX. ASPHALT PAVING
---	PROP. FIRELANE
---	PROP. GRAVEL
---	PROP. DUMPSTER PAVEMENT

- NOTES:
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
  - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PROPERTIES. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

LOT 2  
10.714 ACRES  
(466,700 SQ. FT.)

NORTH TEXAS MUNICIPAL  
WATER DISTRICT  
INST# 2017030200078480  
D.R.C.C.T.

CURRENT LAND USE:  
UNDEVELOPED

CURRENT LAND USE:  
UNDEVELOPED

CURRENT LAND USE:  
UNDEVELOPED

CURRENT LAND USE:  
UNDEVELOPED

CURRENT LAND USE:  
UNDEVELOPED

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UNDEVELOPED

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UNDEVELOPED

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UNDEVELOPED

CURRENT LAND USE:  
UNDEVELOPED

CURRENT LAND USE:  
UNDEVELOPED

CURRENT LAND USE:  
UNDEVELOPED

HOWARD HAMILTON &  
ALEXANDER R. MODELSKI  
INST# 19-40025396

FUTURE 8' DECORATIVE  
METAL FENCE WITH  
MASONRY COLUMNS

FUTURE NON-MOTORIZED  
SWING GATE

LOT 1  
FUTURE EQUIPMENT  
ADDITION  
5970  
CURRENT LAND USE:  
CELLULAR TOWER

CITY OF MCKINNEY  
RIGHT-OF-WAY DEDICATION  
CCH 20-40823000905820  
D.R.C.C.T.

MORTON BLDGS INC  
VOL. 1042, PG. 792  
D.R.C.C.T.

CITY OF MCKINNEY  
0.251 ACRE  
INST# 2014070300689290  
D.R.C.C.T.

EX. CELLULAR  
TOWER SITE

EX. CELLULAR  
TOWER SITE