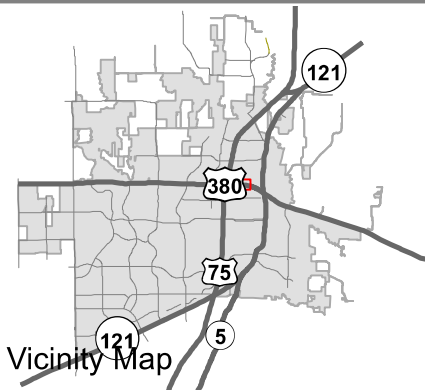
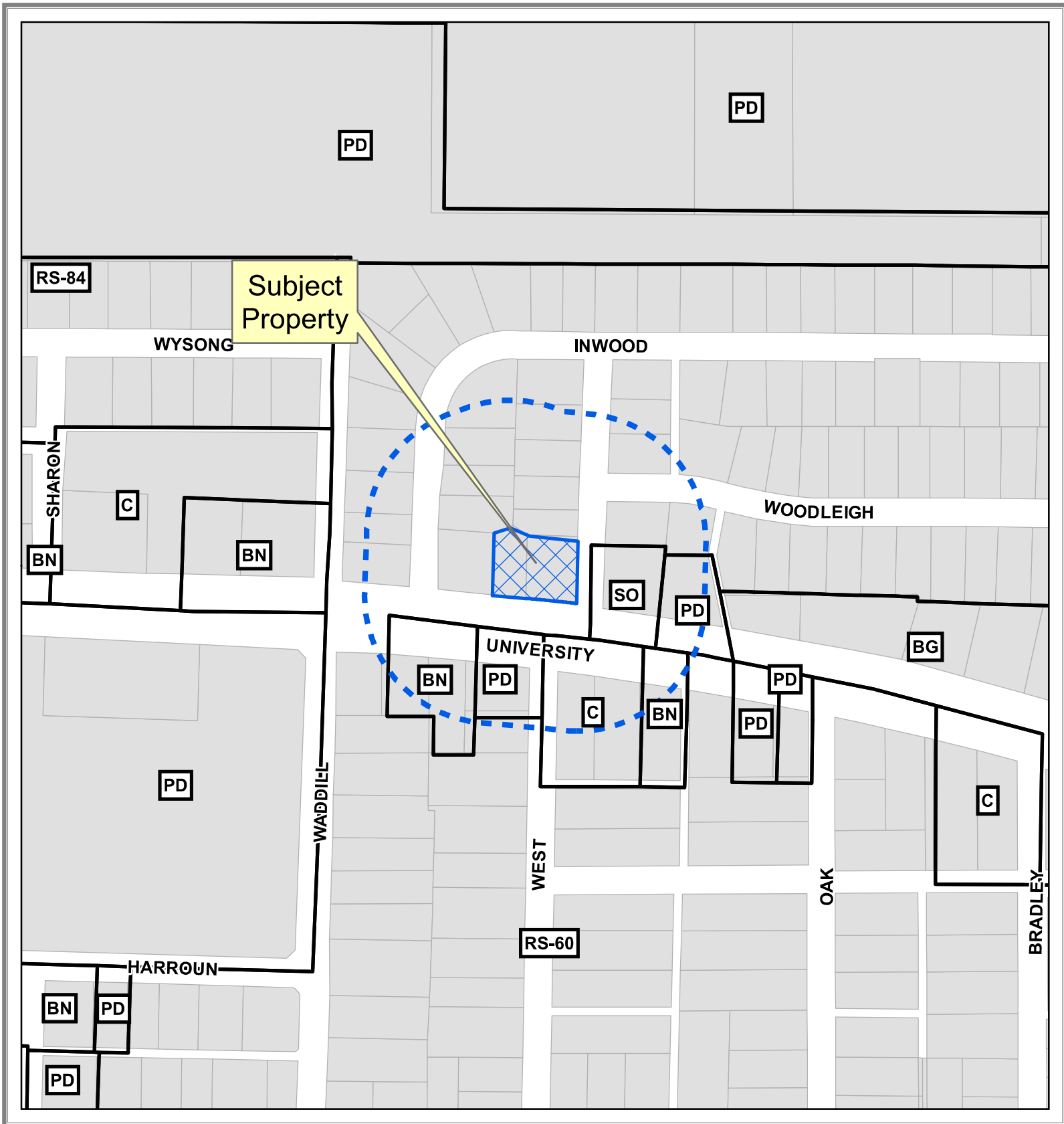


# EXHIBIT A



## Property Owner Notification Map

ZONE2020-0031



0 110 220 Feet

 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

## METES AND BOUNDS FOR LOTS 11 & 12 BELOW:

Being Lot 11, Block 4, of Black and Smith Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Volume 4, Page 43, of the Map Records of Collin County, Texas, same being that tract of land conveyed to John and Vincent Investments, LLC, a Texas limited liability company, by deed recorded in Document No. 20191003001238300, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" inch iron pipe found for corner, said corner being the intersection of the West line of West Way (50 foot right-of-way), and being along the North line of W. University Drive (public right-of-way), and being the beginning of a curve to the left, having a radius of 5,544.73 feet, a delta angle of 00 degrees 55 minutes 47 seconds, and a chord bearing and distance of North 84 degrees 24 minutes 25 seconds West, 89.98 feet;

THENCE along said curve to the left, along said North line of W. University Drive, an arc length of 89.99 feet to a 1 inch pipe found for corner, said corner being the Southeast corner of Lot 12 of said Black and Smith Addition;

THENCE North 03 degree 13 minutes 07 seconds East, along the East line of said Lot 12, a distance of 110.00 feet to a point for corner, said corner being along a Northeast corner of said Lot 12, and being along the South line of Lot 10 of said Addition, from which a ½ inch iron rod found for witness bears North 72 degrees 07 minutes 22 sections West, a distance of 1.12;

THENCE South 84 degrees 15 minutes 21 seconds East, along said South line of Lot 10, a distance of 86.15 feet to a ¾ inch iron rod found for corner, said corner being the Southeast corner of said Lot 10, and being along said West line of West Way;

THENCE South 01 degree 13 minutes 00 seconds West, along said West line of West Way, a distance of 110.00 feet to a the POINT OF BEGINNING And containing 9,657 square feet or 0.22 acre of land.

Being Lot 12, Block 4, of Black and Smith Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Volume 4, Page 43, of the Map Records of Collin County, Texas, same being that tract of land conveyed to John and Vincent Investments, LLC, a Texas limited liability company, by deed recorded in Document No. 20131025001462710, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found for corner, said corner being the Southwest corner of Lot 11 of said Addition, same being along the North line of W. University Drive (public right-of-way), and being the beginning of a curve to the left, having a radius of 5,544.73 feet, a delta angle of 00 degrees 37 minutes 12 seconds, and a chord bearing and distance of North 85 degrees 10 minutes 55 seconds West, 60.00 feet;

THENCE along said curve to the left, along said North line of W. University Drive, an arc length of 60.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of Lot 1 of said Addition;

THENCE North 01 degree 55 minutes 09 seconds East, along the East line of said Lot 1, a distance of 110.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being along a South line of Lot 2 of said Addition;

THENCE North 71 degrees 13 minutes 39 seconds East, along a South line of said Lot 2, a distance of 30.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Lot 2, same being the Southwest corner of said Lot 10;

THENCE South 66 degrees 24 minutes 30 seconds East, along a Southwest line of said Lot 10, a distance of 37.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Lot 11;

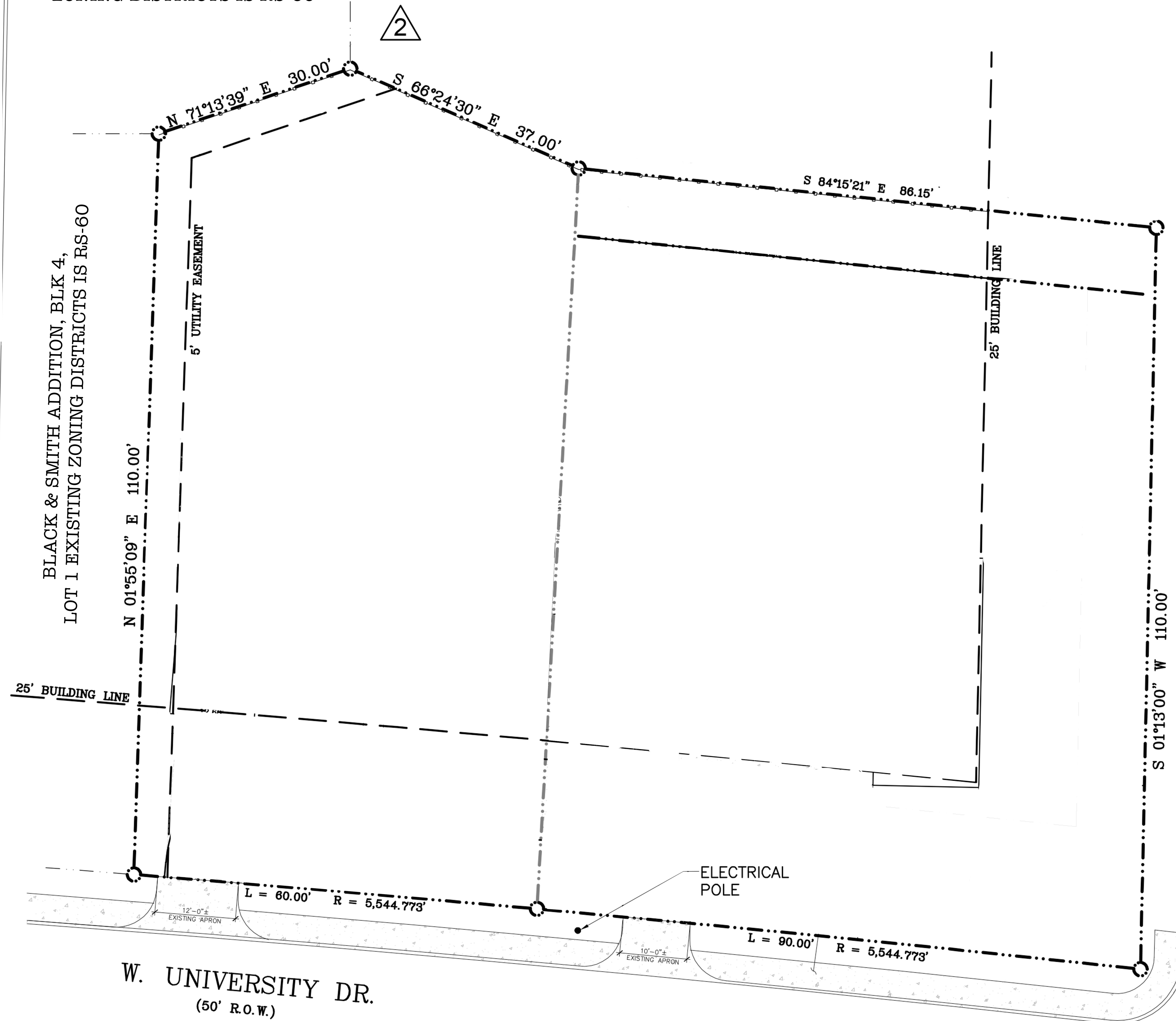
THENCE South 03 degrees 13 minutes 40 seconds West, along the West line of said Lot 11, a distance of 110.00 feet to the POINT OF BEGINNING and containing 7,105 square feet or 0.16 acres of land.

# EXHIBIT C

A (RESIDENTIAL SINGLE-FAMILY)

BLACK & SMITH ADDITION,  
BLK 4 LOT 2 EXISTING  
ZONING DISTRICTS IS RS-60

BLACK & SMITH ADDITION, BLK 4 LOT 10  
EXISTING ZONING DISTRICTS IS RS-60



BLACK & SMITH ADDITION, BLK 4,  
LOT 1 EXISTING ZONING DISTRICTS IS RS-60

VINCINITY MAP:



FIELD NOTES:

- 1 BLACK & SMITH ADDITION, BLK 4, LOT 11, BLACK & SMITH ADDITION, BLK 4, LOT 12
  - 2 EXISTING ZONING RS-60 AND PROPOSED (C1) ZONING DISTRICTS
  - 3 ZONING EXHIBIT CBG SURVEYING TEXAS LLC JOB NUMBER 1918432-01, 1307147-1 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
- TOTAL LOT: 0.38 ACRES OF LAND
- PROPERTY OWNER: BRUCE CHEN

METES AND BOUNDS FOR LOTS 11 & 12 BELOW:

Being Lot 11, Block 4, of Black and Smith Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Volume 4, Page 43, of the Map Records of Collin County, Texas, same being that tract of land conveyed to John and Vincent Investments, LLC, a Texas limited liability company, by deed recorded in Document No. 20191003001238300, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" inch iron pipe found for corner, said corner being the intersection of the West line of West Way (50 foot right-of-way), and being along the North line of W. University Drive (public right-of-way), and being the beginning of a curve to the left, having a radius of 5,544.73 feet, a delta angle of 90 degrees 55 minutes 47 seconds, and a chord bearing and distance of North 84 degrees 24 minutes 25 seconds West, 89.98 feet;

THENCE along said curve to the left, along said North line of W. University Drive, an arc length of 89.99 feet to a 1 inch pipe found for corner, said corner being the Southeast corner of Lot 12 of said Black and Smith Addition;

THENCE North 03 degrees 13 minutes 07 seconds East, along the East line of said Lot 12, a distance of 110.00 feet to a point for corner, said corner being along a Northeast corner of said Lot 12, and being along the South line of Lot 10 of said Addition, from which a 1/2 inch iron rod found for witness bears North 72 degrees 07 minutes 22 seconds West, a distance of 1.12;

THENCE South 84 degrees 15 minutes 21 seconds East, along said South line of Lot 10, a distance of 86.15 feet to a 3/8 inch iron rod found for corner, said corner being the Southeast corner of said Lot 10, and being along said West line of West Way;

THENCE South 01 degree 13 minutes 00 seconds West, along said West line of West Way, a distance of 110.00 feet to the POINT OF BEGINNING And containing 9,857 square feet or 0.22 acre of land.

Being Lot 12, Block 4, of Black and Smith Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Map thereof recorded in Volume 4, Page 43, of the Map Records of Collin County, Texas, same being that tract of land conveyed to John and Vincent Investments, LLC, a Texas limited liability company, by deed recorded in Document No. 20131025001462710, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found for corner, said corner being the Southwest corner of Lot 11 of said Addition, same being along the North line of W. University Drive (public right-of-way), and being the beginning of a curve to the left, having a radius of 5,544.73 feet, a delta angle of 90 degrees 37 minutes 12 seconds, and a chord bearing and distance of North 85 degrees 10 minutes 55 seconds West, 60.00 feet;

THENCE along said curve to the left, along said North line of W. University Drive, an arc length of 60.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of Lot 1 of said Addition;

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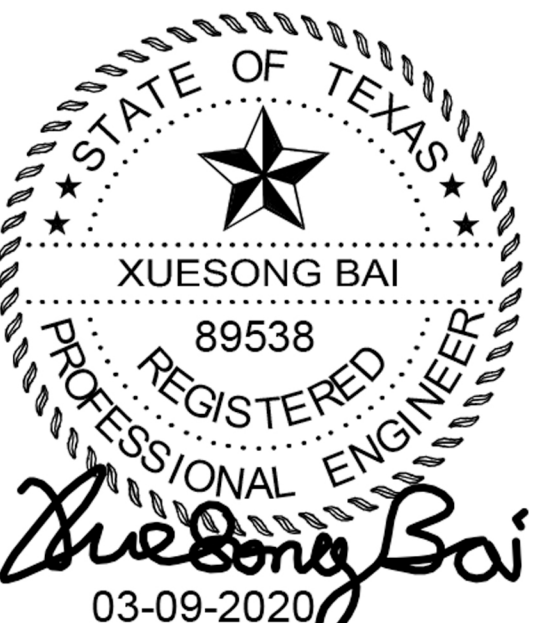
THENCE North 71 degrees 13 minutes 39 seconds East, along a South line of said Lot 2, a distance of 30.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of said Lot 2, same being the Southwest corner of said Lot 10;

THENCE South 66 degrees 24 minutes 30 seconds East, along a Southwest line of said Lot 10, a distance of 37.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Lot 11;

THENCE South 03 degrees 13 minutes 40 seconds West, along the West line of said Lot 11, a distance of 110.00 feet to the POINT OF BEGINNING and containing 7,105 square feet or 0.16 acres of land.

WEST WAY  
(50' R.O.W.)

BLACK & SMITH ADDITION, BLK 3, LOT 2 EXISTING ZONING DISTRICTS IS SO (EAST OF WEST ST COMMERCIAL PROPERTY)



REV #2, ADD FENCE AS SHOWN	03-09-2020
REV #1, CITY REVIEW COMMENTS	11-26-2019

<b>ZONING EXHIBIT</b>	
ISSUE DATE FOR REVIEW & PERMIT: 10-11-2019	
SHEET SIZE: 11"X17"	PAGE # C-1

01 ZONING EXHIBIT - LOT 10 & LOT 11  
SCALE: 1:10



**B C STRUCTURAL ENGINEERS, LLC**  
FIRM REGISTRATION NO. F-10942  
B C JOB #: 2019-B141-01

957 FALCON DR., ALLEN, TEXAS 75013  
PHONE: 214-991-5117