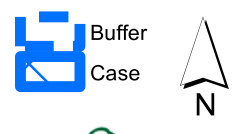
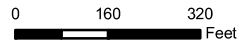


# Property Owner Notification Map

ZONE2020-0065

**EXHIBIT A**



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.



**LEGAL DESCRIPTION**

**EXHIBIT B**

Being an 11.47 acre tract or parcel of land situated in the W. D. Thompson Survey, Abstract Number 891 in the City of McKinney, Collin County, Texas and being a portion of a called 4.171 acre tract of land described in the deed to McKinney Hospital Venture, recorded in Volume 3212, Page 640 of the Deed Records of Collin County, Texas and all of Lot 1B, of Wysong Hospital Addition, an addition to the City of McKinney, recorded in Cabinet B, Page 304 of the Plat Records of Collin County, Texas and all of Lot 1, Block A of Wysong Hospital Addition No. 2, an addition to the City of McKinney, recorded in Volume 2011, Page 94 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "EAGLE SURVEYING" found at the Southeast corner of said Lot 1, Block A and the common Northeast corner of a called 7.70 acre tract of land described in the deed to McKinney Autoplex, Inc., recorded in Document Number 20190711000811400 of the Official Public Records of Collin County, Texas, and being in the West right-of-way line of U. S. Highway 75, a variable width right-of-way;

THENCE North 88°40'50" West, with the South line of said Lot 1, Block A and the common North line of said 7.70 acre tract, passing at a distance of 620.25 feet a capped 1/2" iron rod stamped "EAGLE SURVEYING" found for reference, continuing on said course a total distance of 650.29 feet to a point in the East line of Westwood Park Addition an addition to the City of McKinney, recorded in Cabinet 5, Page 11 of the Plat Records of Collin County, Texas and being in a creek;

THENCE with the West line of said Lot 1, Block A and the West line of said 4.171 acre tract and the common East line of said Westwood Park Addition and the common East line of Lot 2 of L. B. McCarley Addition an addition to the City of McKinney, recorded in Cabinet C, Page 609 of the Plat Records of Collin County, Texas and the common East line of Lot 3 of McCarley Addition an addition to the City of McKinney, recorded in Cabinet Q, Page 453 of the Plat Records of Collin County, Texas and the meanders of said creek the following courses and distances:

- North 06°13'04" West, a distance of 81.88 feet;
- North 12°51'35" East, a distance of 51.20 feet;
- North 60°05'35" East, a distance of 31.10 feet;
- North 46°44'35" East, a distance of 58.30 feet;
- North 00°09'25" West, a distance of 31.00 feet;
- North 58°45'25" West, a distance of 33.00 feet;
- South 86°42'35" West, a distance of 37.80 feet;
- North 72°13'25" West, a distance of 37.80 feet;
- North 27°46'25" West, a distance of 70.80 feet;
- North 02°40'25" West, a distance of 31.20 feet;
- North 45°42'47" East, a distance of 52.19 feet;
- North 27°36'35" East, a distance of 59.90 feet;
- North 58°55'35" East, a distance of 44.90 feet;
- North 05°51'39" East, a distance of 30.60 feet;
- North 36°58'10" West, a distance of 37.81 feet;
- North 04°37'49" West, a distance of 98.27 feet;
- North 05°58'35" East, a distance of 63.00 feet;

(CONTINUED ON PAGE 2 OF 2)

PAGE 1 OF 2



**EAGLE SURVEYING, LLC**  
210 S. ELM STREET  
SUITE: 104  
DENTON, TX 76201  
(940) 222-3009  
TX FIRM # 10194177

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.



*Matthew Raabe* 7-10-20

Matthew Raabe Date  
R.P.L.S. # 6402

JOB NUMBER	DRAWN BY	DATE
2006.048	STB	07-10-2020

**LEGAL DESCRIPTION**

(CONTINUED FROM PAGE 1 OF 2)

North 20°00'35" East, a distance of 34.50 feet;

North 22°11'35" East, a distance of 68.00 feet;

North 39°44'23" East, a distance of 22.86 feet;

North 63°01'35" East, a distance of 29.93 feet to a point in the South line of a called 0.0450 acre tract of land described in the deed to the City of McKinney, recorded in Document Number 20150713000857350 of the Official Public Records of Collin County, Texas same being the South right-of-way line of Virginia Parkway, a variable width right-of-way;

THENCE with the South line of said 0.0450 acre tract same being the South line of said Virginia Parkway the following courses and distances:

South 88°49'56" East, a distance of 77.51 feet to a 1/2" iron rod found;

North 01°40'44" East, a distance of 3.82 feet to a 1/2" iron rod found;

South 88°58'35" East, a distance of 190.41 feet to a capped 1/2" iron rod stamped "HALFF" found at the Southeast corner of said 0.0450 acre tract and being in the West line of a called 0.1827 acre tract of land described in the deed to the State of Texas, recorded in Document Number 20070122000088730 of the Official Public Records of Collin, County, Texas;

THENCE South 01°03'44" West, with the West line of said 0.1827 acre tract same being the South right-of-way line of said Virginia Parkway, a distance of 26.76 feet to an aluminum capped 5/8" iron rod stamped Texas Department of Transportation found at the Southwest corner of said 0.1827 acre tract;

THENCE South 88°39'36" East, with the South line of said 0.1827 acre tract same being the South right-of-way line of said Virginia Parkway, a distance of 262.70 feet to an aluminum capped 5/8" iron rod stamped Texas Department of Transportation found at the Southeast corner of said 0.1827 acre tract and being in the West right-of-way line of said U. S. Highway 75;

THENCE with the East lines of said 4.171 acre tract, Lot 1B and Lot 1, Block A and the common West right-of-way line of said U. S. Highway 75 the following courses and distances:

South 41°49'50" East, a distance of 25.44 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

South 01°48'30" West, a distance of 314.63 feet to an aluminum capped 5/8" iron rod stamped Texas Department of Transportation found;

South 02°04'09" East a distance of 446.32 feet to the POINT OF BEGINNING and containing 11.47 acres of land more or less.

PAGE 2 OF 2



**EAGLE SURVEYING, LLC**  
210 S. ELM STREET  
SUITE: 104  
DENTON, TX 76201  
(940) 222-3009  
TX FIRM # 10194177

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

*Matthew Raabe 7-10-20*



Matthew Raabe Date  
R.P.L.S. # 6402

JOB NUMBER	DRAWN BY	DATE
2006.048	STB	07-10-2020

