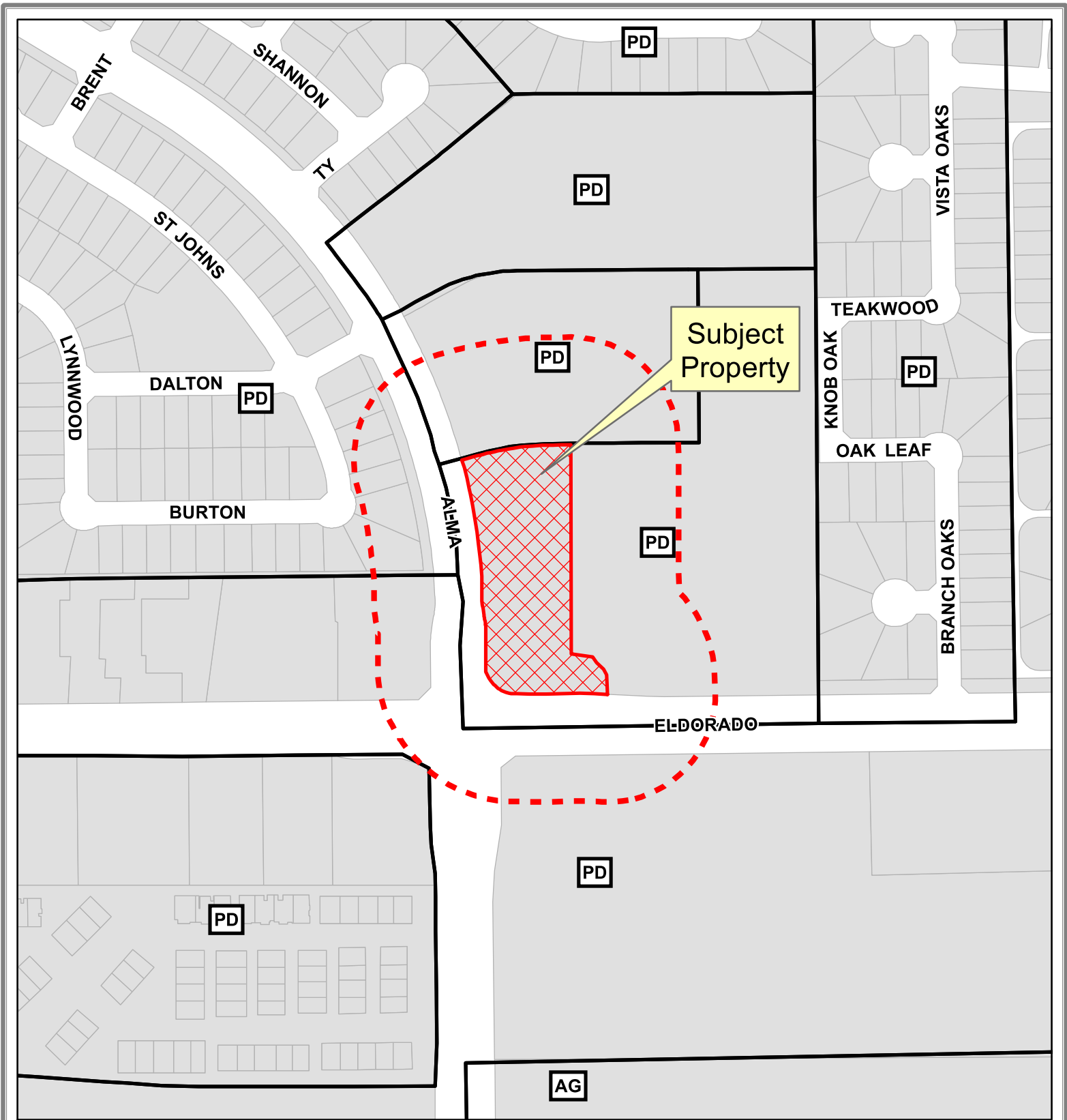


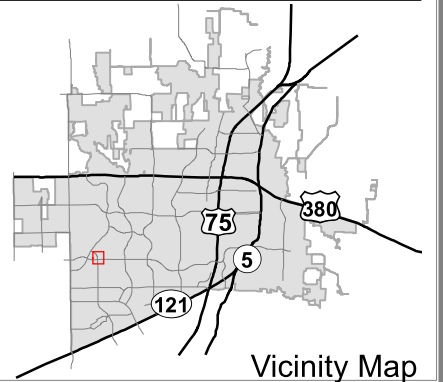
Exhibit A



Notification Map

Case: 17-0008Z

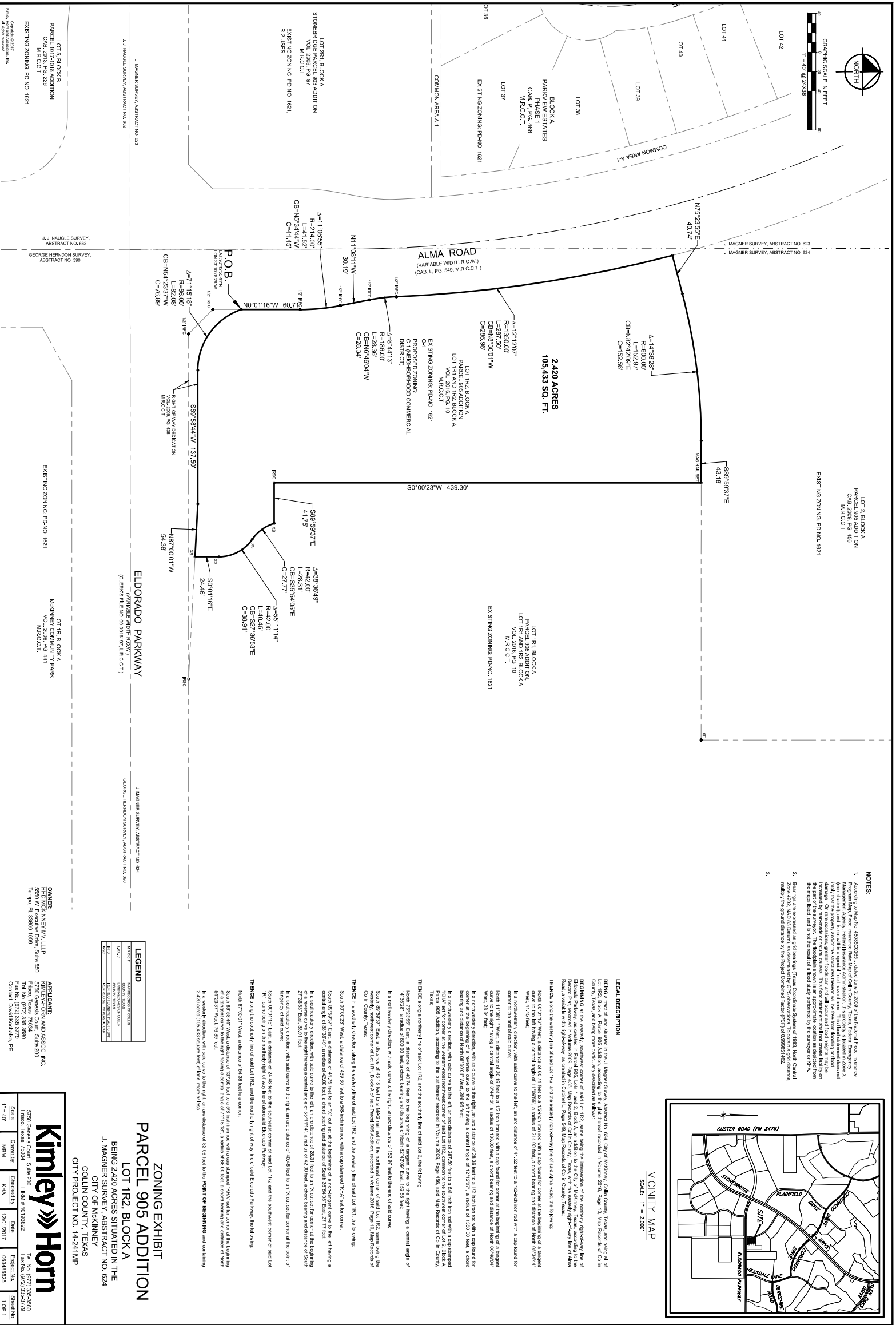
--- 200' Buffer



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.

Path: X:\Development\Services\Planning\2017\Location Maps\17-0008Z.mxd

Exhibit B



2.420 ACRES
108,433 SQ. FT.

- NOTES:**
1. According to the plat reference, a part of the National Flood Insurance Administration's Flood Insurance Rate Study (FIRMS) shows that the property is located in Zone X (moderate flood hazard). Zone X is a special flood hazard area which implies that the property owner the structure owner will be liable for flood damage. On rare occasions, greater flood risk will occur and flood heights may be higher than those shown on the FIRMS. The flood heights shown are an approximation based on the map filed, and is not the result of a flood study performed by the surveyor or KVA.
 2. Bearings are expressed as grid bearings (True Azimuth System of 1883, North Central Zone 2402, NAD 83 datum), as determined by GPS observations, to obtain a grid distance, modify the ground distance by the projected Combined factor (C.F.) of 0.999954192.
 - 3.

LEGAL DESCRIPTION

BEING a part of land situated in the J. Magner Survey, Abstract No. 624, City of McKinney, Collin County, Texas, and being all of Lot 182, Block A, Parcel 905 Addition, according to the plat recorded in Volume 2016, Page 10, Map Records of Collin County, Texas. And being also a part of the J. Magner Survey, Abstract No. 624, City of McKinney, Collin County, Texas, and being all of Lot 182, Block A, Parcel 905 Addition, as recorded in Volume 2016, Page 10, Map Records of Collin County, Texas.

RESERVATION: The westernly right-of-way (ROW) of said Lot 182, same being the reservation of the northern right-of-way of the Eldorado Parkway, as recorded in Volume 2008, Page 436, Map Records of Collin County, Texas, with the westerly right-of-way line of the ROW, a variable width right-of-way, as recorded in Volume 2016, Page 10, Map Records of Collin County, Texas.

THENCE along the westerly line of said Lot 182, and the westerly right-of-way line of said Alma Road, the following:

North 00°11'16" West, a distance of 60.71 feet to a 12-inch iron rod with a cap found for corner at the beginning of a tangent curve to the left having a central angle of 11°39'55", a radius of 214.00 feet, a chord bearing and distance of North 07°34'44" West, 452.86 feet.

In a westerly direction, with said curve to the left, an arc distance of 41.52 feet to a 12-inch iron rod with a cap found for corner at the end of said curve.

North 11°08'11" West, a distance of 30.19 feet to a 12-inch iron rod with a cap found for corner at the beginning of a tangent curve to the left having a central angle of 6°42'10", a radius of 192.00 feet, a chord bearing and distance of North 09°34'04" West, 283.94 feet.

In a westerly direction, with said curve to the right, an arc distance of 29.95 feet to a 12-inch iron rod with a cap found for corner at the beginning of a reverse curve to the left having a central angle of 17°27'01", a radius of 150.00 feet, a chord bearing and distance of North 08°50'07" West, 268.66 feet.

In a northerly direction, with said curve to the left, an arc distance of 287.50 feet to a 6-inch iron rod with a cap stamped "KVA" set for corner at the western-most northeast corner of said Lot 182, common to the southeast corner of Lot 2, Block A, Parcel 905 Addition, as recorded in Volume 2016, Page 10, Map Records of Collin County, Texas.

THENCE along a westerly line of said Lot 182, and the southerly line of said Lot 2, the following:

North 32°59'55" East, a distance of 43.74 feet to the beginning of a tangent curve to the left having a central angle of 14°38'27", a radius of 60.00 feet, a chord bearing and distance of South 62°00'00" East, 162.00 feet.

In a westerly direction, with said curve to the right, an arc distance of 152.97 feet to the end of said curve.

In a westerly direction, with said curve to the right, an arc distance of 420.00 feet, a chord bearing and distance of North 08°09'07" East, 443.54 feet, to the northeast corner of said Lot 182, same being the southwest corner of Lot 43, Block A, Parcel 905 Addition, as recorded in Volume 2016, Page 10, Map Records of Collin County, Texas.

THENCE in a southerly direction, along the easterly line of said Lot 182, and the westerly line of said Lot 191, the following:

South 00°07'23" East, a distance of 439.30 feet to a 6-inch iron rod with a cap stamped "KVA" set for corner.

South 89°59'37" East, a distance of 41.75 feet to an "X" cut set at the beginning of a non-curved curve to the left having a central angle of 58°58'45", a radius of 42.00 feet, a chord bearing and distance of South 58°54'05" East, 277.77 feet.

In a westerly direction, with said curve to the left, an arc distance of 26.31 feet to an "X" cut set for corner at the beginning of a reverse curve to the right having a central angle of 59°11'14", a radius of 42.00 feet, a chord bearing and distance of South 27°49'50" East, 154.94 feet.

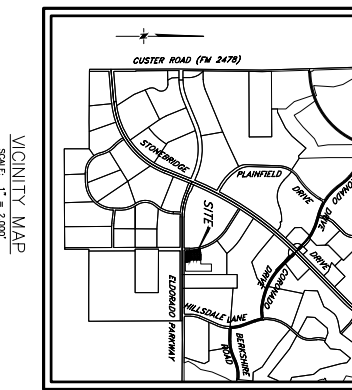
In a southeasterly direction, with said curve to the right, an arc distance of 40.45 feet to an "X" cut set for corner at the point of tangency of the reverse curve.

South 00°11'16" East, a distance of 24.46 feet to the southeast corner of said Lot 182 and the southwest corner of said Lot 181, same being the southeast corner of said Eldorado Parkway, the following:

North 87°00'07" West, a distance of 54.38 feet to a corner.

South 89°59'37" West, a distance of 137.50 feet to a 6-inch iron rod with a cap stamped "KVA", set for corner at the beginning of a tangent curve to the right having a central angle of 77°15'16", a radius of 68.00 feet, a chord bearing and distance of South 23°37' West, 163.89 feet.

In a westerly direction, with said curve to the right, an arc distance of 82.08 feet to the **POINT OF BEGINNING** and containing 2.420 acres (108,433 square feet) (more or less).



LEGEND

SYMBOL	DESCRIPTION
	SURVEY BOUNDARY
	RIGHT-OF-WAY
	EASEMENT
	ENCLOSED AREA
	AREA TO BE SURVEYED
	CONTIGUOUS TO SECTION 25
	SURVEY OF 1883
	1883 IRON ROD

ZONING EXHIBIT

PARCEL 905 ADDITION

LOT 182, BLOCK A

BEING 2.420 ACRES SITUATED IN THE

J. MAGNER SURVEY, ABSTRACT NO. 624

CITY OF MCKINNEY

COLLIN COUNTY, TEXAS

CITY PROJECT NO. 14241HP

OWNER: KIMLEY-HORN AND ASSOC., INC.
5550 W. Executive Drive, Suite 550
Tampa, FL 33609-1099

APPLICANT: KIMLEY-HORN AND ASSOC., INC.
5550 W. Executive Drive, Suite 550
Tampa, FL 33609-1099

PREPARED BY: KIMLEY-HORN AND ASSOC., INC.
5550 W. Executive Drive, Suite 550
Tampa, FL 33609-1099
Contact: David Knochelke, PE

DATE: 12/01/2017

SCALE: 1" = 40'