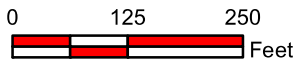
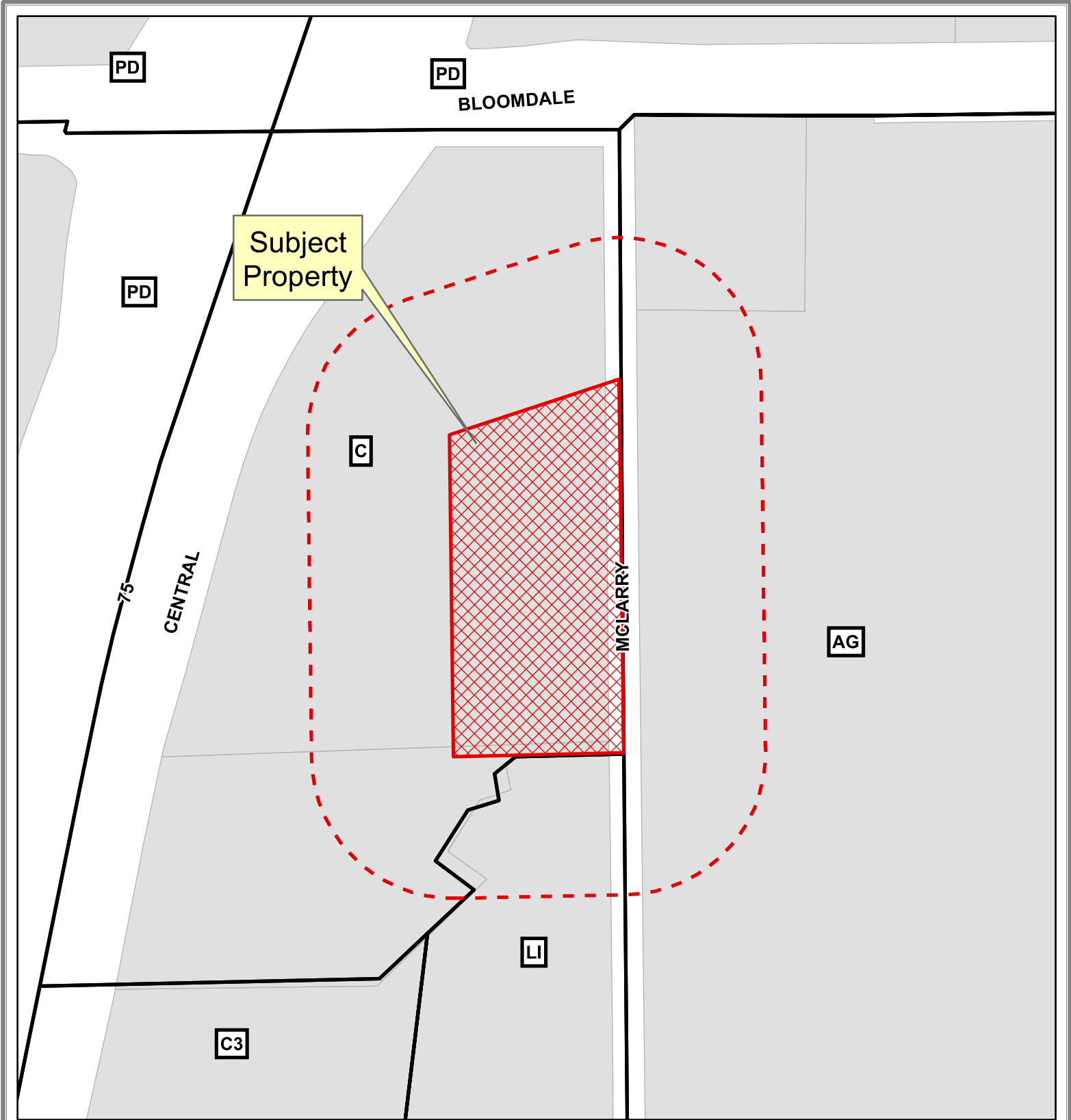


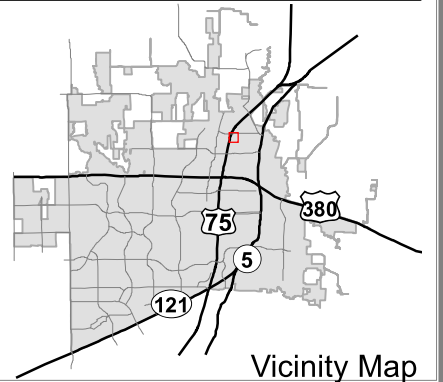
# Exhibit A



## Notification Map

Case: 17-273Z

--- 200' Buffer



Vicinity Map

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

### ZONING EXHIBIT

#### LEGAL DESCRIPTION – EAST TRACT (PROPOSED LOT 2)

BEING a 3.416 acre tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576, Collin County, Texas; said tract being part of that certain tract of land described in General Warranty Deed With Vendor's Lien to BVJV Watauga, LP recorded in County Clerk's File No. 20070713000965140 of the Official Public Records of Collin County, Texas; said 3.416 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the centerline of McLarry Drive (an undedicated right of way), said point also being the southeast corner of said BVJV Watauga tract and the northeast corner of that certain tract of land described in Warranty deed With Vendor's Lien to Howard Hamilton and Alexander R. Modelski recorded in County Clerk's File No. 94-0025396 of the said Official Public Records and in the west line of that certain tract of land described in General Warranty Deed to the City of McKinney recorded County Clerk's File No. 20070727001038430 of the said Official Public Records;

THENCE, South 88 degrees, 46 minutes, 23 seconds West, departing the centerline of said McLarry Drive and along the south line of said BVJV Watauga tract and the north line of said Hamilton and Modelski tract, at a distance of 138.49 feet passing the northeast corner of Lot 1, Block A, New Holland Addition, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet K, Page 203 of the Plat Records of Collin County, Texas, continuing along said south line of BVJV Watauga tract and the north line of said Lot 1, Block A, in all a total distance of 270.01 feet to a point for a corner;

THENCE, North 00 degrees 41 minutes 17 seconds West, a distance of 510.06 feet to a point for a corner in the northwest line of a Waterline Easement to City of Irving by Collin County Court Cause #002-939-00;

THENCE, North 71 degrees 52 minutes 15 seconds East, with the northwest line of the said easement, a distance of 282.73 feet to a point for a corner in the center of McLarry Road (an undedicated right of way) and the ;

THENCE, South 00 degrees 51 minutes 07 seconds East, with the center of McLarry Drive and the west line of the said City of McKinney tract, a distance of 94.15 feet to a point for a corner;

THENCE, South 00 degrees 41 minutes 17 seconds East, continuing with the center of McLarry Drive and the west line of the said City of McKinney tract, a distance of 498.12 feet to the Point of Beginning, and Containing 148,813 square feet or 3.416 acres of land.

# Exhibit C

## ZONING MAP



SCALE: 1"=120'  
0 60 120



Job #0012886  
Aug. 16, 2017

**BLOOMDALE ROAD  
(VARIABLE WIDTH R.O.W.)**

CITY OF MCKINNEY  
(C.C. #20100707000695640)  
O.P.R.C.C.T.

MEREDITH HART SURVEY, ABST. NO. 371  
THOMAS J. McDONALD SURVEY, ABST. NO. 576

SLOPE ESMT.  
(C.C. #20100707000695650)

McLARRY CEMETERY

**ZONED C**  
PART OF  
12.1458 ACRES  
BVJV WATAUGA, LP  
INSTR # 20070713000965140  
O.P.R.C.C.T.

**U.S. HIGHWAY 75  
(VARIABLE WIDTH R.O.W.)**

THOMAS J. McDONALD SURVEY  
ABSTRACT No. 576

15' WATER LINE ESMT.  
(VOL. 5504, PG. 4461)

3-INCH TxDOT ALUMINUM DISK FOUND

**ZONED PD**

5/8-INCH IRON ROD FOUND

PARCEL 5-3  
TEMPORARY CONSTRUCTION ESMT.  
(C.C. #20060811001150350)

WATERLINE ESMT.  
(COLLIN COUNTY COURT CAUSE # 002-939-00)

PARCEL 5-1  
20' PERMANENT WATERLINE ESMT.  
(C.C. #20060811001150350)

PARCEL 5-2  
TEMPORARY CONSTRUCTION ESMT.  
(C.C. #20060811001150350)

15' WATER LINE ESMT.  
(VOL. 5504, PG. 4461)

**ZONED C**

**ZONED C**  
PART OF  
12.1458 ACRES  
BVJV WATAUGA, LP  
INSTR # 20070713000965140  
O.P.R.C.C.T.

3-INCH TxDOT ALUMINUM DISK FOUND

1/2-INCH IRON ROD FOUND (C.M.)

N10°47'57"E 34.46

1/2-INCH IRON ROD W/ "SURVEYING ASSOCIATES" CAP FOUND

1/2-INCH IRON ROD W/ "DC & A" CAP FOUND (C.M.)

15' UTILITY ESMT. (CAB. K, PG. 203)

LOT 1, BLOCK A  
NEW HOLLAND ADDITION  
(CAB. K, PG. 203)  
P.R.C.C.T.

LANDMARK EQUIPMENT  
CC# 20070821001161880,  
O.P.R.C.C.T.

NATURAL CREEK EROSION CONTROL, DRAINAGE AND FLOODWAY EASEMENT  
NEW HOLLAND ADDITION  
(CAB. K, PG. 203)  
**ZONED C**

N 00°41'17" W 510.06'  
S 00°41'17" E 510.06'

**PROPOSED LOT 2  
PROPOSED ZONING LI -  
LIGHT INDUSTRIAL  
148,813 SF/3.416 AC**  
PART OF  
12.1458 ACRES  
BVJV WATAUGA, LP  
INSTR # 20070713000965140  
O.P.R.C.C.T.

30' ROW DEDICATION

APPROX. SURVEY LINE  
**McLARRY DRIVE**  
498.12' JOHN R. JONES SURVEY  
ABSTRACT No. 497  
103.241 ACRES  
CITY OF MCKINNEY  
(C.C. #20070727001038430)  
O.P.R.C.C.T.

**ZONED AG**

S 00°51'07" E 94.15'

S 00°41'17" E

1/2-INCH IRON ROD FOUND (C.M.)  
**POINT OF BEGINNING**

S 88°46'23" W 270.01'  
240.01'

REMAINDER OF  
HOWARD HAMILTON AND  
ALEXANDER R. MODELSKI  
(C.C. #94-0025396)  
O.P.R.C.C.T.

**ZONED LI**