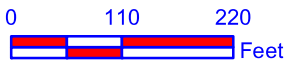
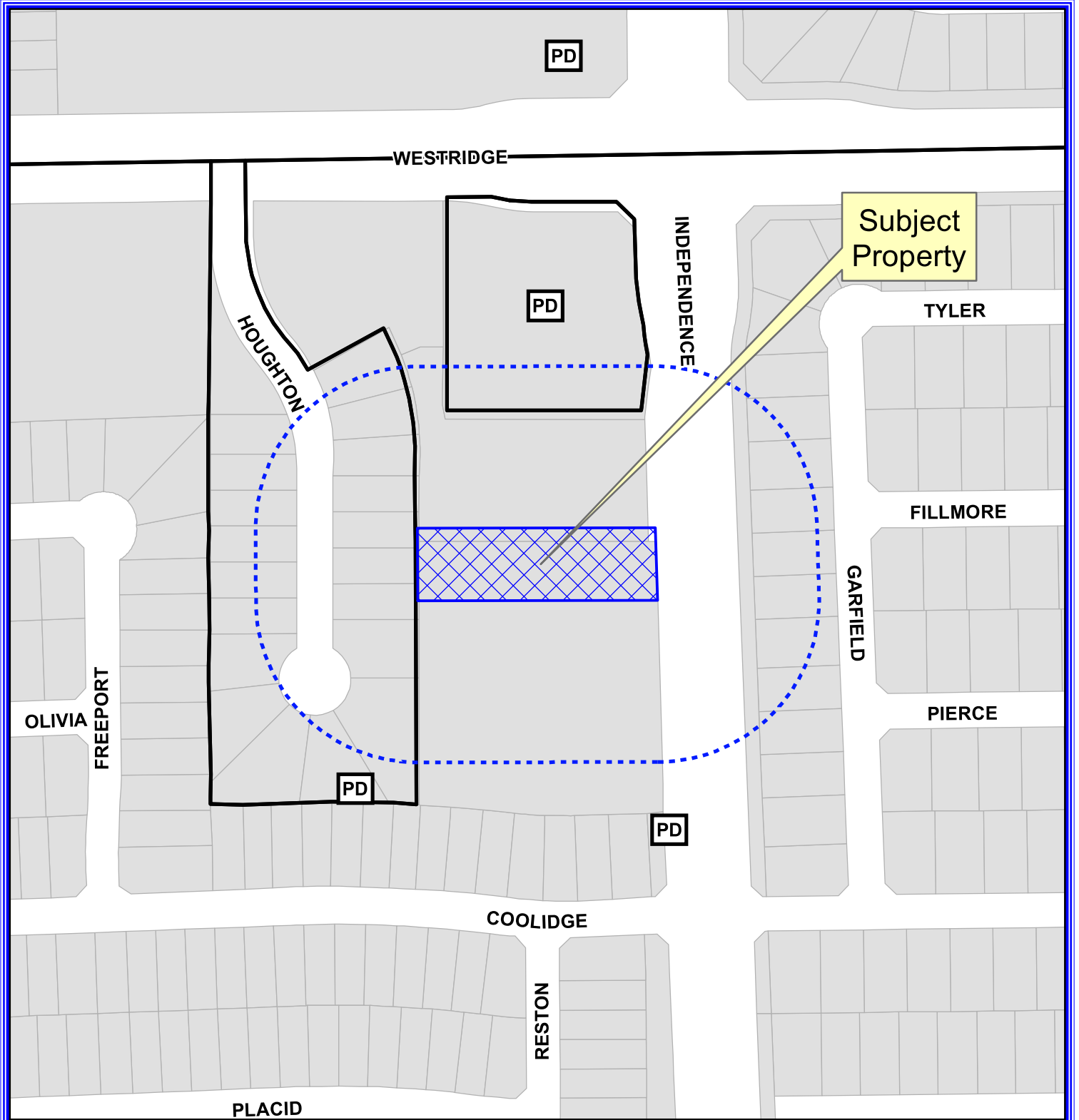


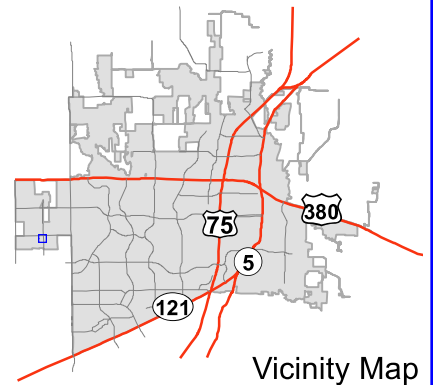
Exhibit A



Notification Map

Case: 16-286Z

--- 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

LEGAL DESCRIPTION

WHEREAS, LADYBIRD TEXAS PROPERTIES, LLC., is the owner of a tract of land situated in the Andrew S. Young Survey, Abstract No. 1037, in the City of McKinney, Collin County, Texas and being part of Lot 3 Block A out of a Conveyance Plat of The Heights at Westridge, Planning Area 12, Parcel 1209, Lots 1-3 Block A, an addition to the City of McKinney as recorded in Document No. 2013-79 in the Plat Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING, at a 1/2 inch iron rod found at the southeast corner of said Lot 3 and being the most easterly northeast corner of The Heights At Westridge Phase I, an addition to the City of McKinney as recorded in Volume P, Pages 891 & 892, in the Plat Records of Collin County, Texas, and being a point in the west line of Independence Parkway, an addition to the City of McKinney, as described in Cab. N, Pg. 618, in said Plat Records;

THENCE, North 01°48'07" West, with the east line of said Lot 3 and said west line of Independence Parkway, for a distance of 280.40 feet to a calculated point for the POINT OF BEGINNING of the herein described tract;

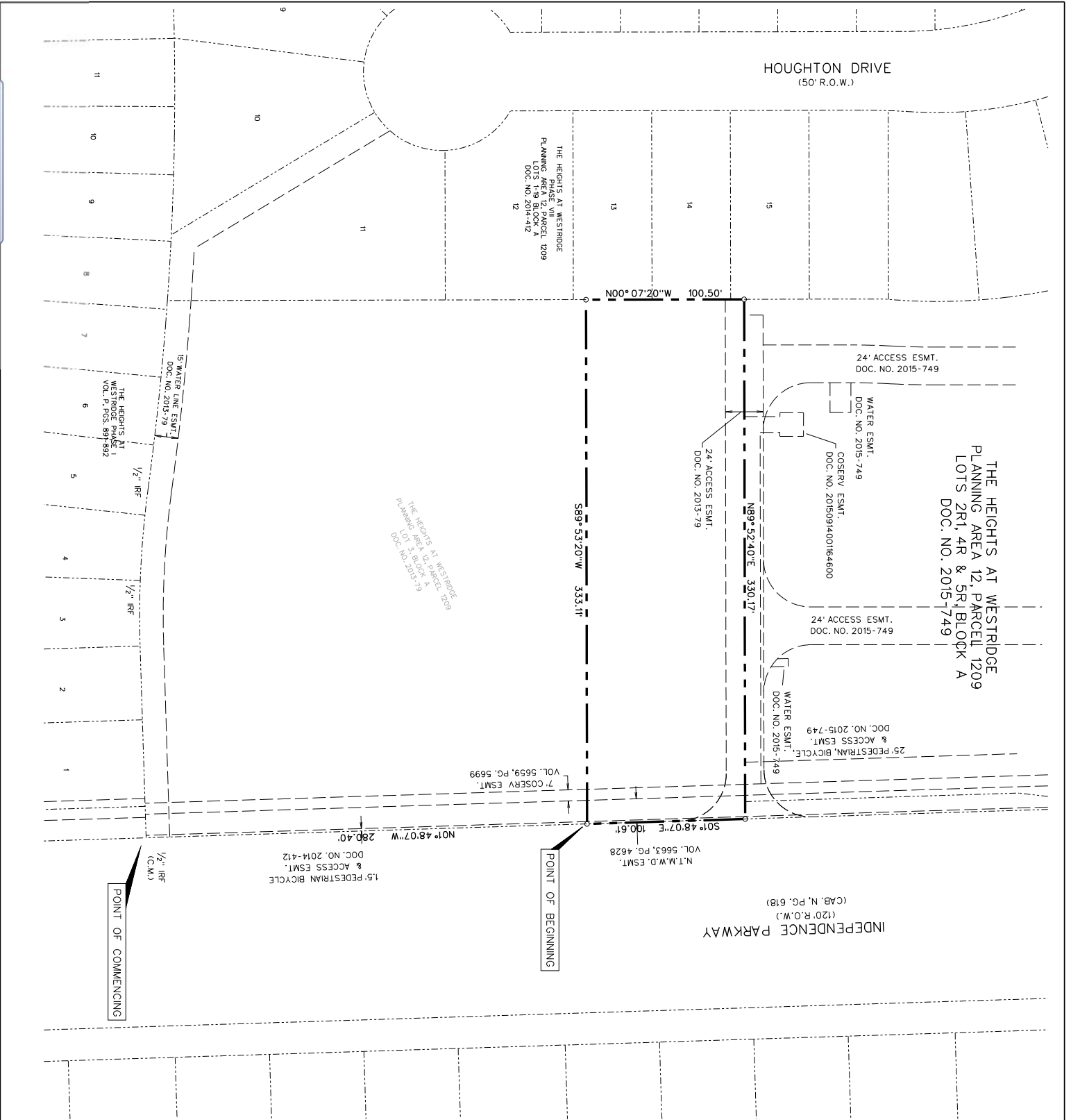
THENCE, South 89°53'20" West, departing said west line of Independence Parkway, for a distance of 333.11 feet, to a calculated point for corner in the east line of The Heights at Westridge Phase VIII Planning Area 12, Parcel 1209, an addition to the City of McKinney, as described in Doc. No. 2014-412, in said Plat Records;

THENCE, North 00°07'20" West, along the east line of said The Heights at Westridge Phase VIII Planning Area 12, Parcel 1209 and along the west line of said Lot 3, for a distance of 100.50 feet, to a calculated point for corner at the northwest corner of said Lot 3, and being the southwest corner of The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R, Block A, an addition to the City of McKinney, as described in Doc. No. 2015-749, in said Plat Records;

THENCE, North 89°52'40" East, along the north line of said Lot 3 and the south line of said The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R, Block A, at 319.17 passing the southeast corner of said The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R, Block A, and continuing for a distance of 330.17 feet, to a calculated point for corner at the northeast corner of said Lot 3 and being in the west line of said Independence Parkway;

THENCE, South 01°48'07" East, along the east line of said Lot 3 and with the said west line, for a distance of 100.61 feet to the POINT OF BEGINNING and containing 0.765 acres or 33,340 square feet of land.

RECEIVED
By Planning Department at 9:14 am, Sep 28, 2016



LEGAL DESCRIPTION

WHEREAS, LADYBIRD TEXAS PROPERTIES, LLC, is the owner of a tract of land situated in the eastern portion of the City of McKinney, Texas, and being more particularly described as being part of Lot 3, Block A, out of a Convenience Plat of The Heights at Westridge, Planning Area 12, Parcel 1209, Lots 1-3, Block A, an addition to the City of McKinney, as recorded in Document No. 2015-749, in the Plat Records of Collin County, Texas, and being more particularly described as follows:

COMINGING of a 1/2 inch top and found at the southeast corner of said Lot 3 and being the east-easterly northeast corner of The Heights at Westridge Phase on addition to the City of McKinney as recorded in Volume 12, Pages 891 & 892, in the Plat Records of Collin County, Texas, and being a point in the west line of Independence Parkway, on addition to the City of McKinney, as described in the following:

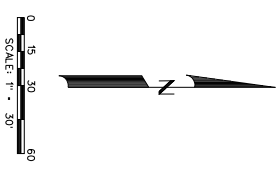
HENCE, North 01°48'07" West, with the east line of said Lot 3 and said west line of Independence Parkway, a distance of 280.40 feet to a stationing point for the POINT OF BEGINNING of the herein described tract:

HENCE, South 89°53'20" West, departing said west line of Independence Parkway, for a distance of 333.11 feet, to a calculated point for corner in the east line of The Heights at Westridge Phase Villamingo Area 12, Parcel 1209, on addition to the City of McKinney, as described in Doc. No. 2014-412, in said Plat Records.

HENCE, North 00°07'20" West along the east line of said The Heights at Westridge Phase Villamingo Area 12, Parcel 1209, a distance of 100.50 feet to the southwest corner of said Lot 3, and being the southwest corner of The Heights at Westridge Planning Area 12, Parcel 1209, on addition to the City of McKinney, as described in Doc. No. 2015-749, in said Plat Records.

HENCE, North 89°53'20" East along the south line of said Lot 3 and the south line of said The Heights at Westridge Planning Area 12, Parcel 1209, Lots 2R1, 4R and 5R1, Block A, a distance of 100.50 feet to a calculated point for corner of the northwest corner of said Lot 3, and being a point in the east line of Independence Parkway, on addition to the City of McKinney, as described in the following:

HENCE, South 01°48'07" East, along the east line of said Lot 3 and with the said west line, for a distance of 100.61 feet to the POINT OF BEGINNING and containing 0.765 acres or 33,340 square feet of land.



ZONING EXHIBIT
OF
0.765 ACRE TRACT
OUT OF THE
ANDREW S. YOUNG SURVEY ABSTRACT NO. 1037
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
OWNER
LADYBIRD TEXAS PROPERTIES LLC
1540 INTERNATIONAL PARKWAY, SUITE 3010
LAKE WORTH, TX 75245-9098
PREPARED BY
CORWIN ENGINEERING, INC.
TBP# FIRM #5951
200 W. BENDON SUITE E
MCKINNEY, TEXAS 75069
469721-385-1000