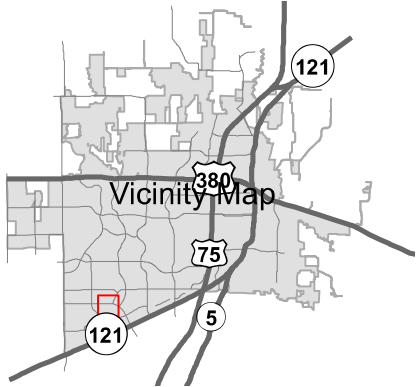
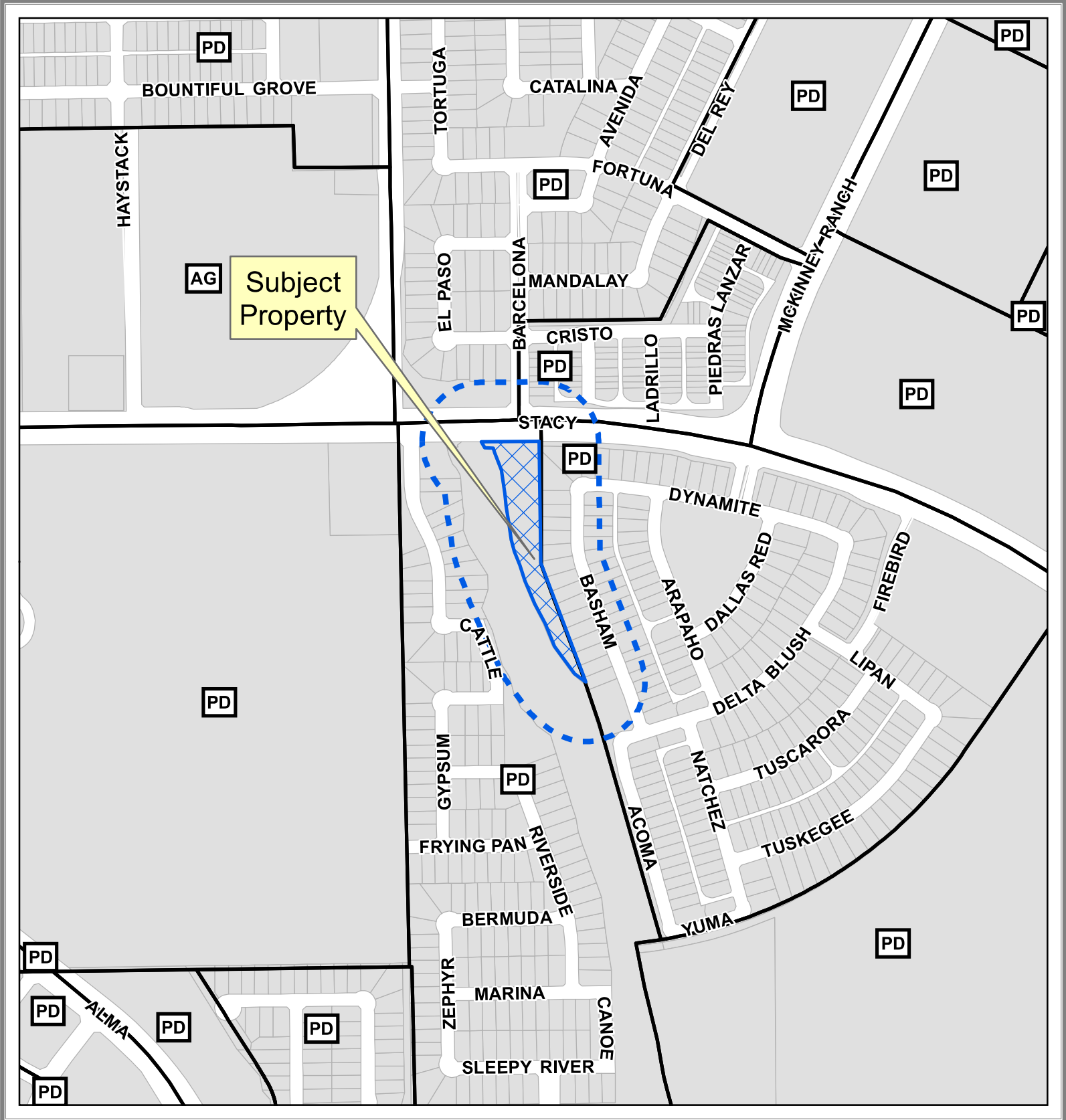
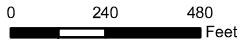


EXHIBIT A



Property Owner Notification Map

18-0131Z



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 Description

LEGAL DESCRIPTION

BEING a tract of land located in the City of McKinney, Collin County, Texas, a part of the George F. Lucas Survey, Abstract No. 540, and being all that Lot 40, Block B of Watters Branch, an addition to the City of McKinney, as recorded in Volume 2017, Page 551, Plat Records of Collin County, Texas, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found at the northeast corner of said Lot 40, Block B, said point being the northwest corner of that called 33.853 acre tract of land described in a special warranty deed to Jen Texas 15 LLC as recorded in Document Number 20160311000294920, Deed Records of Collin County, Texas and said point being in the south line of Stacy Road (a 130 foot wide right-of-way);

THENCE along the east line of said Lot 40 and the west line of said 33.853-acre tract as follows:

South 00 degrees 00 minutes 42 seconds East, 462.98 feet to a five-eighths inch iron rod found for corner;

South 20 degrees 49 minutes 48 seconds East, 459.21 feet to a five-eighths inch iron rod found for corner;

South 17 degrees 22 minutes 04 seconds East, 23.67 feet to the south corner of said Lot 40, said point being in the east line of Common Area 2, Block B of Said Watters Branch;

THENCE along the west line of said Lot 40, Block B and the east line of said Common Area 2, Block B as follows:

North 53 degrees 01 minutes 03 seconds West, 51.06 feet to a point for corner;

North 36 degrees 04 minutes 53 seconds West, 129.92 feet to a point for corner;

North 22 degrees 12 minutes 57 seconds West, 95.06 feet to a point for corner;

North 28 degrees 02 minutes 13 seconds West, 82.65 feet to a point for corner;

North 23 degrees 22 minutes 38 seconds West, 95.23 feet to a point for corner;

North 18 degrees 13 minutes 45 seconds West, 63.23 feet to a point for corner;

North 21 degrees 19 minutes 41 seconds West, 55.83 feet to a point for corner;

North 16 degrees 06 minutes 16 seconds West, 45.76 feet to a point for corner;

North 07 degrees 37 minutes 32 seconds West, 76.97 feet to a point for corner;

North 10 degrees 18 minutes 05 seconds West, 51.94 feet to a point for corner;

North 05 degrees 56 minutes 56 seconds West, 49.04 feet to a point for corner;

North 07 degrees 46 minutes 26 seconds West, 89.19 feet to a point for corner;

EXHIBIT B

North 21 degrees 16 minutes 49 seconds West, 72.10 feet to a point for corner;

North 14 degrees 35 minutes 20 seconds West, 16.64 feet to a point for corner;

North 88 degrees 10 minutes 57 seconds West, 32.85 feet to a point for corner;

North 28 degrees 10 minutes 28 seconds West, 27.04 feet to the most northerly northeast corner of said Common Area 2, Block B, said point being the northwest corner of said Lot 40, Block B and said point being in the south line of Stacy Road;

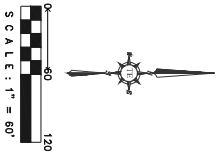
THENCE North 89 degrees 29 minutes 54 seconds East, 224.81 feet along the north line of said Lot 40, Block B and along the south line of Stacy Road to the POINT OF BEGINNING and containing 97,711 square feet or 2.128 acres of land.

“This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

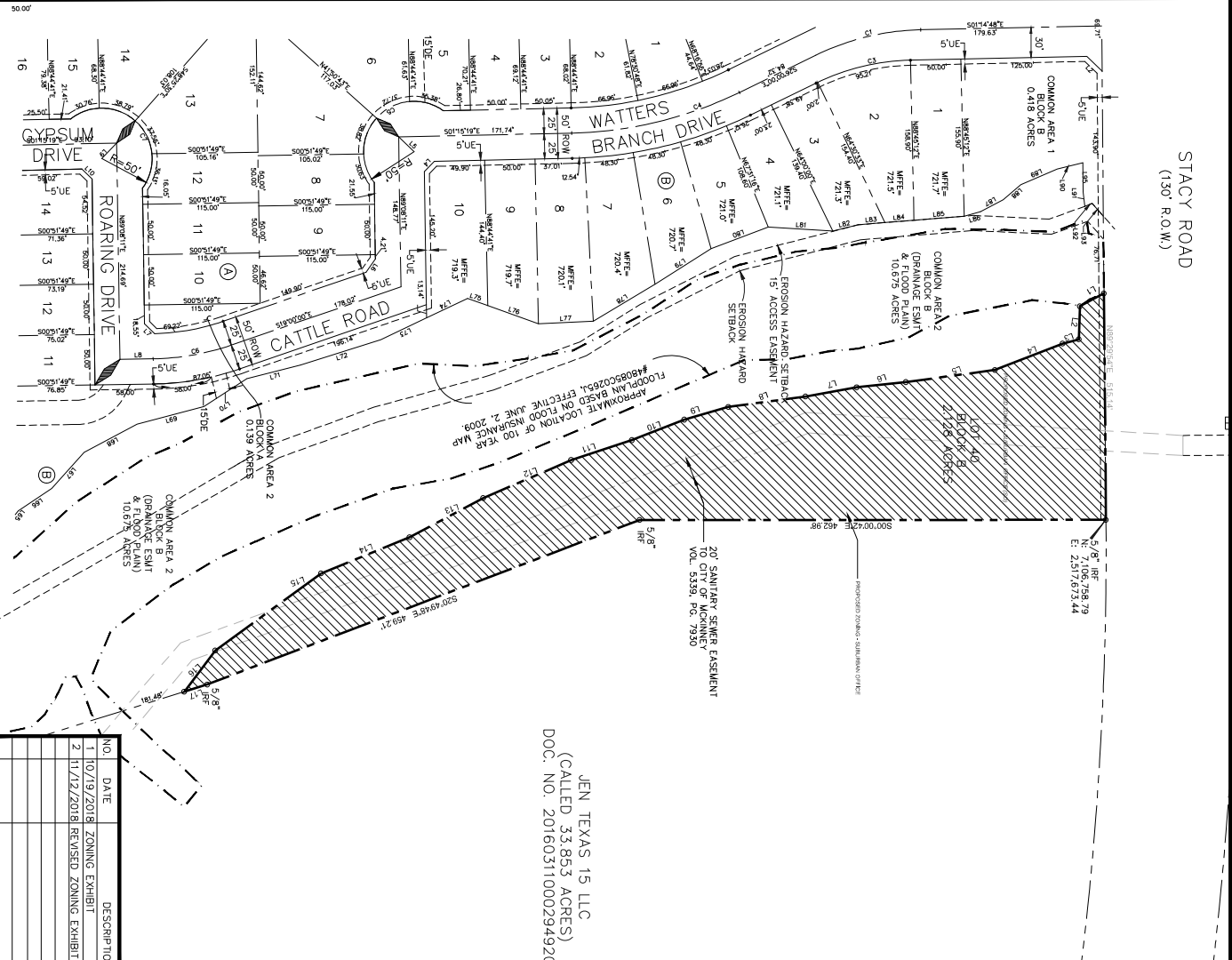
EXHIBIT C



VICINITY MAP
N.T.S.



NO.	BEARING	DISTANCE
1	N 28° 10' 28" W	27.04
2	N 88° 10' 57" W	32.85
3	N 4° 52' 07" W	16.04
4	N 89° 52' 07" W	16.04
5	N 89° 52' 07" W	16.04
6	N 07° 46' 32" W	48.19
7	N 05° 56' 56" W	49.04
8	N 01° 18' 05" W	51.94
9	N 18° 05' 18" W	45.78
10	N 21° 19' 11" W	55.93
11	N 21° 19' 11" W	55.93
12	N 33° 22' 38" W	55.23
13	N 17° 22' 04" W	22.87
14	N 28° 02' 13" W	82.85
15	N 22° 12' 57" W	95.06
16	N 50° 01' 33" W	29.92
17	N 50° 01' 33" W	45.08



JEN TEXAS 15 LLC
(CALLED 33.853 ACRES)
DOC. NO. 20160311000294920

NO.	DATE	DESCRIPTION	BY
1	10/19/2018	ZONING EXHIBIT	KP
2	11/12/2018	REVISED ZONING EXHIBIT	KP



ZONING EXHIBIT

**LOT 40, BLOCK B
2.128 ACRE TRACT**
LOCATED IN THE GEORGE F. LUCAS
SURVEY,
ABSTRACT NO. 540
CITY OF McKENNEY, COLLIN
COUNTY, TEXAS

717-244-6997 | 11 E. Southfield Blvd., Suite 7013
W. Irving, TX 75039

Planning | Civil Engineering | Construction Management

DESIGNER: DATE: SCALE: PROJECT NO.: SHEET NO.

SP: 10/19/18 T-467 042-18

TX PE FIRM #1525