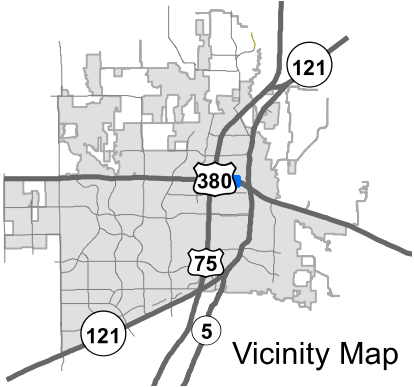
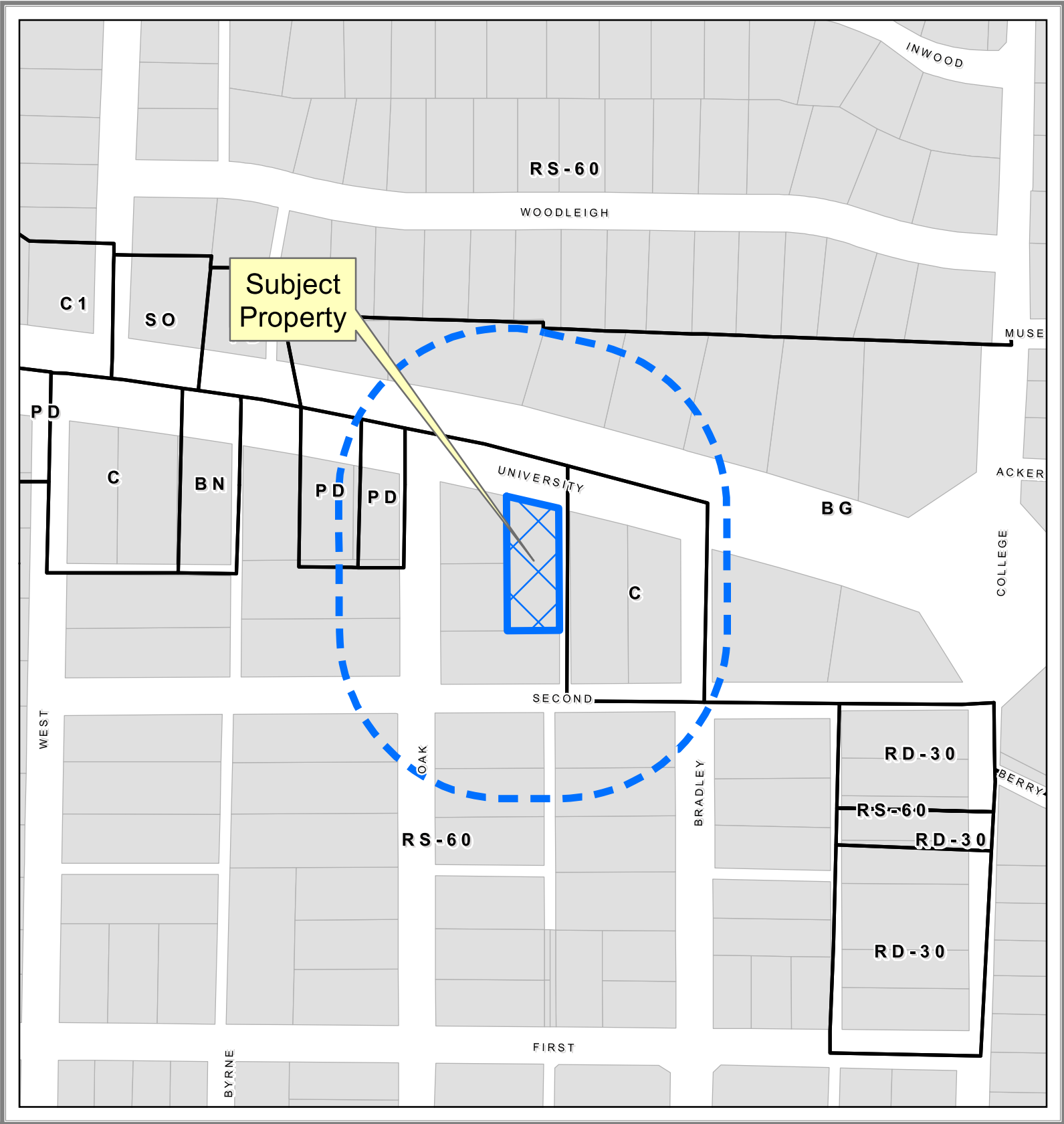
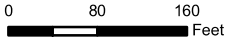


# EXHIBIT A



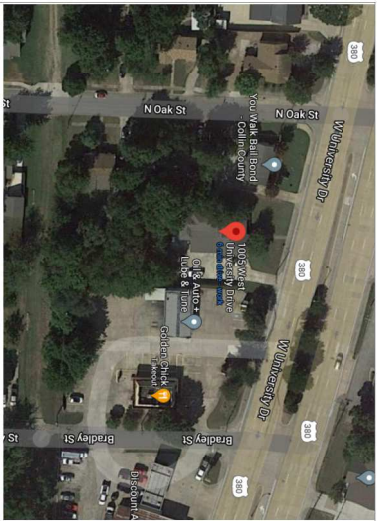
## Property Owner Notification Map

ZONE2020-0098



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

**EXISTING ZONING: RS 60 LOT 1, BLOCK 13 COLLEGE ADDITION**

S 89°19'31" W 78.25'

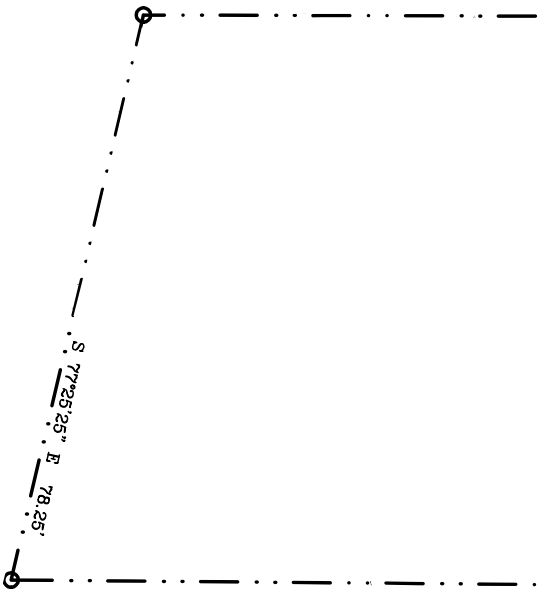
**EXISTING ZONING: C  
LOT 2, BLOCK 13  
COLLEGE ADDITION**

S 00°27'15" E 163.19'

**EXISTING ZONING: RS 60  
PROPOSED ZONING: C1  
0.303 ACRES  
LOT 4, BLOCK 13  
COLLEGE ADDITION**

N 00°08'30" W 181.13'

**EXISTING ZONING: RS 60  
LOT 5a and 5b, BLOCK 13  
COLLEGE ADDITION**



**W. UNIVERSITY DR.**

**LEGAL DESCRIPTION**

Being all of Lot 4, Block 13, of the Replat of Block 12 and Block 20 and that portion of Block 13 and Block 21 that lies South of West University Drive, also known as, State Highway No. 380, College Addition, an addition to the City of McKinney as recorded in Youvame 400, Page 520, of the Map Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found in the south right-of-way line of State Highway No. 380, a 120 foot right-of-way, also known as W. University Drive, said 1/2" iron rod being the Northwest corner of said Lot 4, Block 13 and the Northwest corner of that portion of Lot 5, Block 13 of said College Addition Replat described in a deed to Daniel R. Cagle and spouse, Shirley J. Cagle as recorded in Instrument No. 20111212001336420, Official Public Records, Collin County, Texas;

Thence South 77°25'25" East, with the South line of said W. University Drive, a distance of 78.25 feet to a 3/8" iron rod found for the Northeast corner of said Lot 4 and in the West line of a 15 foot alley right-of-way;

Thence South 00°27'15" East, with the East line of said Lot 4 and the West line of said 15" alley right-of-way, a distance of 163.19 feet to a 5/8" iron pipe found for the Southeast corner of said Lot 4 and the Northeast corner of Lot 1 of said College Addition Replat;

Thence South 89°19'31" West, with the South line of said Lot 4 and the North line of said Lot 1, a distance of 77.22 feet to a 1/2" iron rod found for the Southwest corner of said Lot 4 and the Southeast corner of that portion of said Lot 5 described in a deed to Scott Luna as recorded in Instrument No. 20130521000691510, Official Public Records, Collin County, Texas;

Thence North 00°08'30" West, with the West line of said Lot 4 and the East line of said Luna tract, passing at a distance of a 92 feet 1/2" iron rod found for the Northeast corner of said Luna tract and the Southeast corner of said Cagle tract and continuing for a total distance of 181.13 feet to the **PLACE OF BEGINNING** and containing 13,214 square feet or 0.303 of an acre of land.

<p>1005 W. UNIVERSITY DR., MCKINNEY, TEXAS 75069</p> <p style="text-align: center;"><b>B C STRUCTURAL ENGINEERS, LLC</b></p> <p style="text-align: center;">FIRM REGISTRATION NO. F-10942</p> <p style="text-align: center;">957 FALCON DR., ALLEN, TEXAS 75013</p> <p style="text-align: center;">PHONE: 214-991-5117</p>	<p><b>ZONING EXHIBIT</b></p>
<p>B C JOB #: 2020-B078-02</p>	

**01 SITE IMPROVEMENT PLAN**

SCALE: 1:10

GRAPHIC SCALE