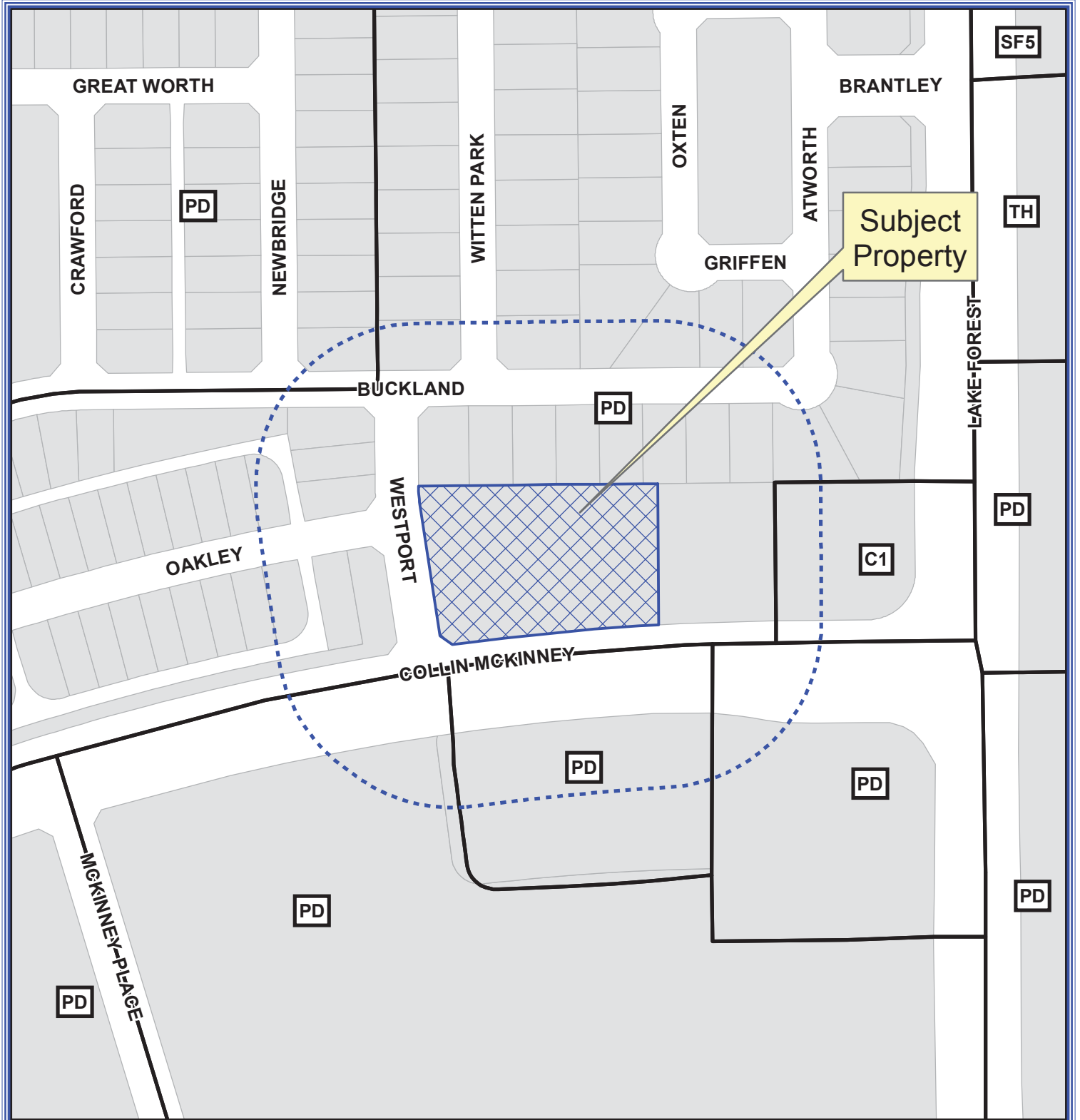


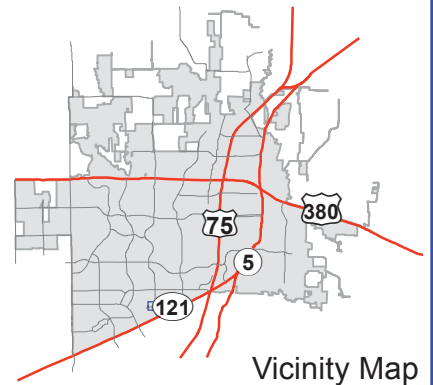
EXHIBIT A



Notification Map

Case: 16-329Z

--- 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.

EXHIBIT B

Being a portion of Lot 17, Block A, Village Park Phase 1A, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Document No. 2004-0055740, Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with yellow "DAA" cap found for the most southerly Southwest corner of said Lot 17, same being at the South end of a corner clip in the intersection of Collin McKinney Parkway (120' right-of-way) and Westport Drive (60' right-of-way);

THENCE North 53 deg. 16 min. 42 sec. West, along the common line of said Lot 17 and said corner clip, a distance of 21.32 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the most westerly Southwest corner of said Lot 17, same being the North end of said corner clip;

THENCE along the common line of said Lot 17 and said Westport Drive as follows:

North 08 deg. 34 min. 48 sec. West, a distance of 186.62 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the beginning of a curve to the right, having a radius of 120.00 feet and a central angle of 08 deg. 00 min. 15 sec.;

Along said curve to the right, an arc distance of 16.76 feet and a chord bearing and distance of North 04 deg. 34 min. 43 sec. West, 16.75 feet to a 1/2 inch iron rod with yellow "DAA" cap found for angle point; North 00 deg. 34 min. 38 sec. West, 5.03 feet to a 1/2 inch iron rod with red cap found which bears North 20 deg. 59 min. 18 sec. East, 0.45 feet from the Northwest corner of said Lot 17, same being the Southwest corner of Lot 16, said Block A, Village Park Phase 1A;

THENCE North 89 deg. 23 min. 59 sec. East, along the northerly line of said Lot 17, a distance of 330.10 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the Northeast corner of the herein described tract;

THENCE South 00 deg. 35 min. 04 sec. East, through the interior of said Lot 17, a distance of 194.73 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the Southeast corner of the herein described tract, same being in the southerly line of said Lot 17, same being in the northerly line of aforesaid Collin McKinney Parkway, same being the beginning of a non-tangent curve to the left, having a radius of 3560.00 feet and a central angle of 04 deg. 37 min. 19 sec.;

THENCE along said non-tangent curve to the left and the common line of said Lot 17 and said Collin McKinney Parkway, an arc distance of 287.17 feet and a chord bearing and distance of South 84 deg. 27 min. 18 sec. West, 287.10 feet to the POINT OF BEGINNING and containing 65,276 square feet or 1.499 acres of computed land, more or less.

| |
|--|
| Scale: 1" = 20' |
| Designed by: J.L.V. |
| Drawn by: J.L.V. |
| Checked by: J.L.V. |
| 17/04/2016 600-20-VZNG EXA ZONING EXHIBIT#4 |

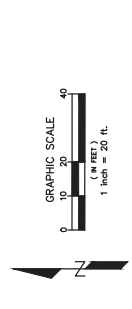
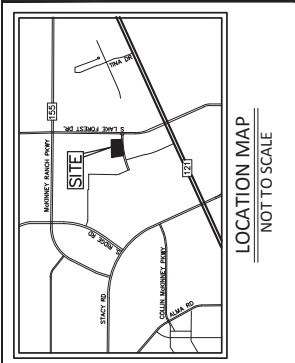
ZONING EXHIBIT
MCKINNEY, COLLIN COUNTY, TEXAS

DEVELOPER/OWNER
PERFECT REALTY PARTNERS
SRINIVAS CHALVADI
13259 GRAYHAM BLVD
FRISCO, TEXAS 75033

THIS DOCUMENT IS FOR
CONSTRUCTION PERMITTING
ONLY. NOT TO BE USED FOR
ANY OTHER PURPOSES.
JUNN J. VASQUEZ, P.E.
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Ph: 972-278-2948
TX Registration # 1-2266
VASQUEZ ENGINEERING L.L.C.

VASQUEZ ENGINEERING L.L.C.
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Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # 1-2266

| NO. | DATE | APP. |
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| | | |



NOTES:
1. BOUNDARY AND TOPOGRAPHIC BASED ON SURVEY PREPARED BY
PEEBER MARKER SURVEYING, LLC, DATED 08/25/2016.

LEGAL DESCRIPTION

Being a portion of Lot 17, Block A, Village Park Phase 1A, an Addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Document No. 2004-0655740, Official Public Records of Collin County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod with yellow "DAA" cap found for the most southerly Southwest corner of said Lot 17, same being at the South end of a corner clip in the intersection of Collin McKinney Parkway (1/2" right-of-way) and Westport Drive (60' right-of-way);
THENCE North 53 deg. 16 min. 42 sec. West along the common line of said Lot 17 and said corner clip, a distance of 186.62 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the most southerly Southwest corner of said Lot 17, same being the North end of said corner clip;
THENCE along the common line of said Lot 17 and said Westport Drive as follows:
North 06 deg. 34 min. 48 sec. West, a distance of 186.62 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the intersection of a curve to the right, having a radius of 120.00 feet and a central angle of 60 deg. 00 min. 15 sec.;
Along said curve to the right, an arc distance of 16.76 feet and a chord bearing and distance of North 04 deg. 34 min. 38 sec. West, 5.03 feet to a 1/2 inch iron rod with red cap found which bears North 20 deg. 59 min. 18 sec. East, 0.45 feet from the Northwest corner of said Lot 17, same being the Southwest corner of Lot 16, said Block A, Village Park Phase 1A;
THENCE North 89 deg. 23 min. 59 sec. East, along the northerly line of said Lot 17, a distance of 330.10 feet to a 1/2 inch iron rod with yellow "DAA" cap found at the Northeast corner of the herein described tract;
THENCE South 09 deg. 35 min. 04 sec. East, through the intersection of said Lot 17, a distance of 149.73 feet to a 1/2 inch iron rod with yellow "DAA" cap found for the Southeastern corner of the herein described tract, same being in the southerly line of said Lot 17, same being in the northerly line of aforesaid Collin McKinney Parkway, a distance of 149.73 feet to a 1/2 inch iron rod with yellow "DAA" cap found, having a radius of 3566.00 feet and a central angle of 04 deg. 27 min. 19 sec.;
THENCE along said curve to the right, an arc distance of 287.17 feet and a chord bearing and distance of South 84 deg. 27 min. 18 sec. West, 287.10 feet to the POINT OF BEGINNING and containing 65,276 square feet or 1.499 acres of computed land, more or less.



DEVELOPER/OWNER
LAKE FOREST PLAZA, LLC
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ENGINEER
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By Planning Department at 8:16 am, Nov 28, 2016