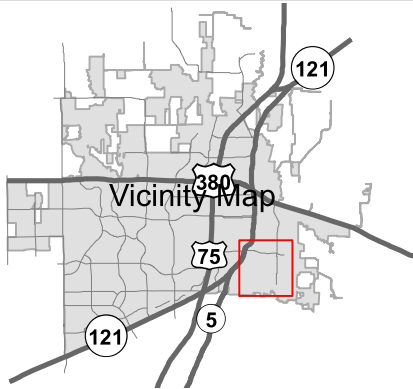
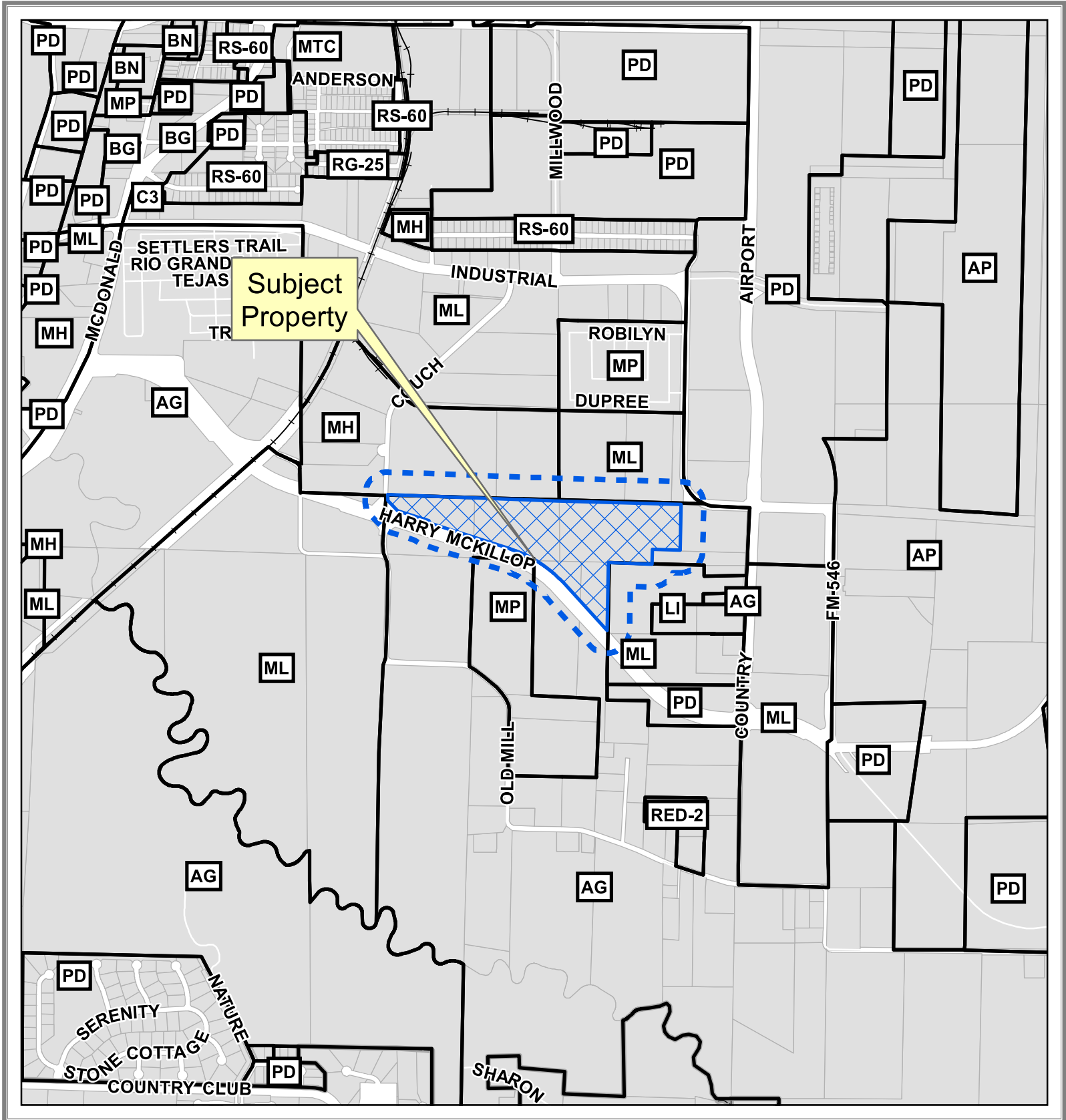
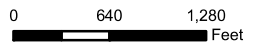


EXHIBIT A



Property Owner Notification Map

18-0086Z



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



7/12/2018

Uploaded via EReview Portal (City of McKinney)

RE: Metes & Bounds [35.98 Ac. Tract of Land in McKinney, TX]

BEING a tract of land situated in the William C. Richardson Survey, Abstract No. 747 and, the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being a remainder portion of that called 84.714 acre tract of land as described in Warranty Deed to the North Texas Municipal Water District, recorded in Volume 4503, Page 1610 in the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

BEGINNING at a Texas Department of Transportation (TXDOT) aluminum disc found in concrete in the east line of Couch Street (variable width right-of-way) as described by deed recorded under Clerk's File No. 20151023001346230 DRCCT, and lying in the south line of McKinney Industrial Park No. 2, an addition to the City of McKinney, Texas according to the plat thereof recorded in Volume 2008, Page 466 in the Map Records of Collin County, Texas (MRCCT), from which the southwest corner of said McKinney Industrial Park No. 2 bears North 87 Degrees 55 Minutes 20 Seconds West, 5.00 feet;

THENCE South 87 Degrees 55 Minutes 20 Seconds East, along the south line of said McKinney Industrial Park No. 2, 1681.44 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE South 88 Degrees 26 Minutes 27 Seconds East, continuing along the south line of said McKinney Industrial Park No. 2, 1238.12 feet to a 5/8-inch iron rod found with yellow plastic cap at the southeast corner of said McKinney Industrial Park No. 2 and lying in the west line of the remainder portion of a called 116.72 acre tract of land as described in deed to N.A. and Laura Burton recorded in Volume 138, Page 8, Volume 181, Page 68 and Volume 215, Page 408 DRCCT;

THENCE South 01 Degrees 06 Minutes 08 Seconds West, along the west line of said Burton tract, at 9.04 feet passing the southwest corner of said Burton tract and the northwest corner of a called 6.38 acre tract of land as described in Warranty Deed to Sharon and Daryl Mostenbocker recorded under Clerk's File No. 95-0080170 DRCCT from which a 3/8-inch iron rod bears east 0.38', continuing along the west line of said Mostenbocker tract, generally along a wire fence, in all a distance of 457.50 feet to a 3/8-inch iron rod found at the southwest corner of said Mostenbocker tract and lying in the north line of a called 3 acre tract of land as described in Warranty Deed with Vendor's Lien to Paula F. Rudd recorded in Volume 2618, Page 305 DRCCT;

THENCE North 88 Degrees 18 Minutes 32 Seconds West, along the north line of said Rudd tract, 277.12 feet to a 3/8-inch iron rod found at the northwest corner of said Rudd tract;

THENCE South 01 Degrees 12 Minutes 56 Seconds West, along the west line of said Rudd tract, 149.13 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the north line of Lot 1R1, Block A of the IESI-McKinney Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Volume 2009, Page 42 MRCCT;

THENCE North 87 Degrees 48 Minutes 53 Seconds West, along the north line of said Lot 1R1, Block A, 434.81 feet to a 1/2-inch iron rod found with yellow plastic cap;

3730 F.M. 1960, Suite 300 Houston, TX 77068
tel: 713.547.5100

EXHIBIT B

THENCE South 01 Degrees 16 Minutes 05 Seconds West, along the west line of said Lot 1R1, Block A, 673.16 feet to a 5/8-inch iron rod found in the north line of F.M. Highway 546 (140 foot right of way at this point) as described by said deed recorded under Clerk's File No. 20151023001346230 DRCCT;

THENCE northwesterly along the north line of said F.M. Highway 546 the following:

North 42 Degrees 22 Minutes 18 Seconds West, 637.16 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the left having a radius of 1215.92 feet;

Northwesterly, along said curve to the left, through a central angle of 29 Degrees 57 Minutes 47 Seconds, an arc distance of 635.87 feet and having a chord which bears North 57 Degrees 21 Minutes 12 Seconds West, 628.65 feet a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the point of tangency;

North 72 Degrees 20 Minutes 05 Seconds West, 841.43 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

North 27 Degrees 20 Minutes 05 Seconds West, 28.28 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

North 72 Degrees 20 Minutes 05 Seconds West, 322.70 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the southeast end of a corner clip at the intersection of the north line of said F.M. Highway 546 with the east line of said Couch Drive;

THENCE North 44 Degrees 24 Minutes 53 Seconds West, along said corner clip, 141.91 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the east line of said Couch Drive;

THENCE North 00 Degrees 36 Minutes 46 Seconds East, along the east line of said Couch Drive, 59.79 feet to the **POINT of BEGINNING** and **CONTAINING** 35.98 acres of land.

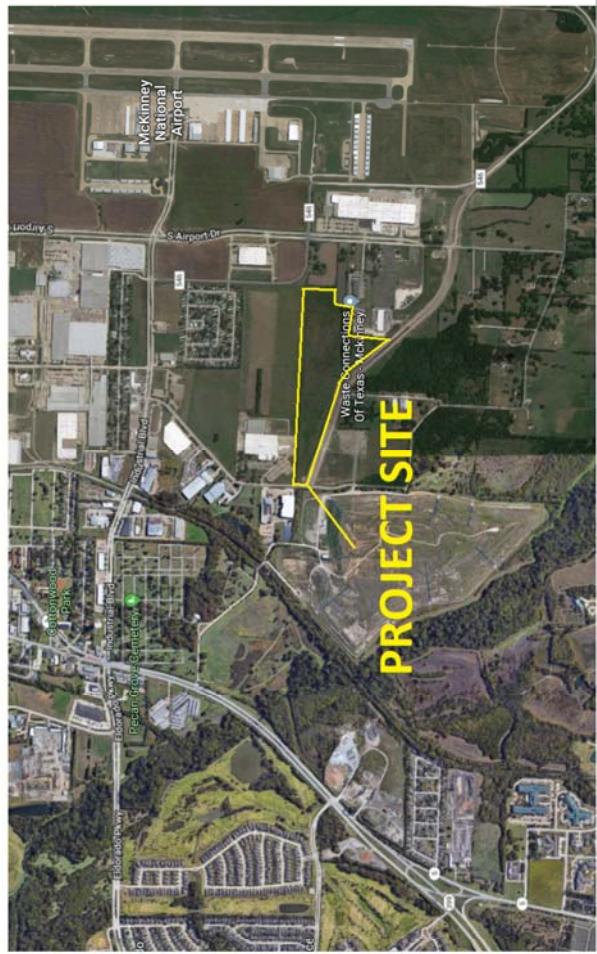
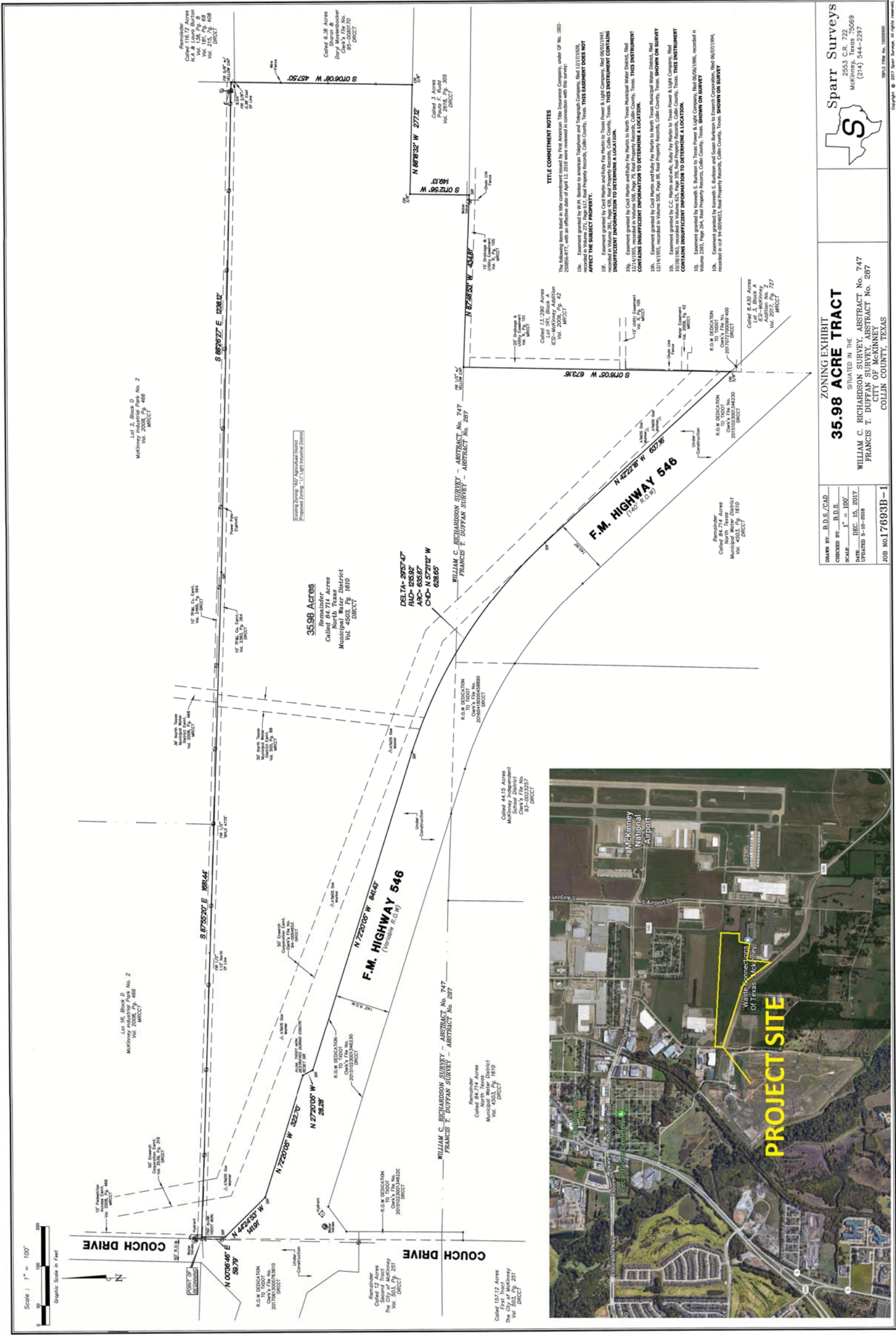
If you have any comments regarding this offer, please contact Patrick Magliaro at 713-547-5100

Sincerely,
Triad Real Estate Consulting Group, LLC

Patrick B. Magliaro
Vice President



EXHIBIT C



TITLE COMMENT NOTES

The following items listed in the comments issued by First American Title Insurance Company, under OF No. 100-220507477, with an effective date of April 11, 2017 were reviewed in accordance with the title policy and do not AFFECT THE SUBJECT PROPERTY.

106. Easement granted by W.P. Beaman to American Telephone and Telegraph Company, filed (M2011947), recorded in Volume 381, Page 435, Real Property Records, Collin County, Texas. THIS INSTRUMENT CONTAINS INSUFFICIENT INFORMATION TO DETERMINE A LOCATION.

107. Easement granted by C.C. Beaman to American Telephone and Telegraph Company, filed (M2011947), recorded in Volume 381, Page 435, Real Property Records, Collin County, Texas. THIS INSTRUMENT CONTAINS INSUFFICIENT INFORMATION TO DETERMINE A LOCATION.

108. Easement granted by C.C. Beaman to American Telephone and Telegraph Company, filed (M2011947), recorded in Volume 381, Page 435, Real Property Records, Collin County, Texas. THIS INSTRUMENT CONTAINS INSUFFICIENT INFORMATION TO DETERMINE A LOCATION.

109. Easement granted by Kenneth S. Bullock to Texas Power & Light Company, filed (M2011947), recorded in Volume 381, Page 435, Real Property Records, Collin County, Texas. SHOWN ON SURVEY.

110. Easement granted by Kenneth S. Bullock to Texas Power & Light Company, filed (M2011947), recorded in Volume 381, Page 435, Real Property Records, Collin County, Texas. SHOWN ON SURVEY.

111. Easement granted by Kenneth S. Bullock to Texas Power & Light Company, filed (M2011947), recorded in Volume 381, Page 435, Real Property Records, Collin County, Texas. SHOWN ON SURVEY.

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Sparr Surveys
2553 CR 722
McKinney, Texas 75069
(214) 544-2217

35.98 ACRE TRACT
SITUATED IN THE
WILLIAM C. RICHARDSON SURVEY, ABSTRACT No. 747
FRANCIS T. DUFFAN SURVEY, ABSTRACT No. 287
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 100'
DATE: DEC. 15, 2017
UPDATED: 5-10-2018
JOB NO. 17093B-1

ZONING EXHIBIT