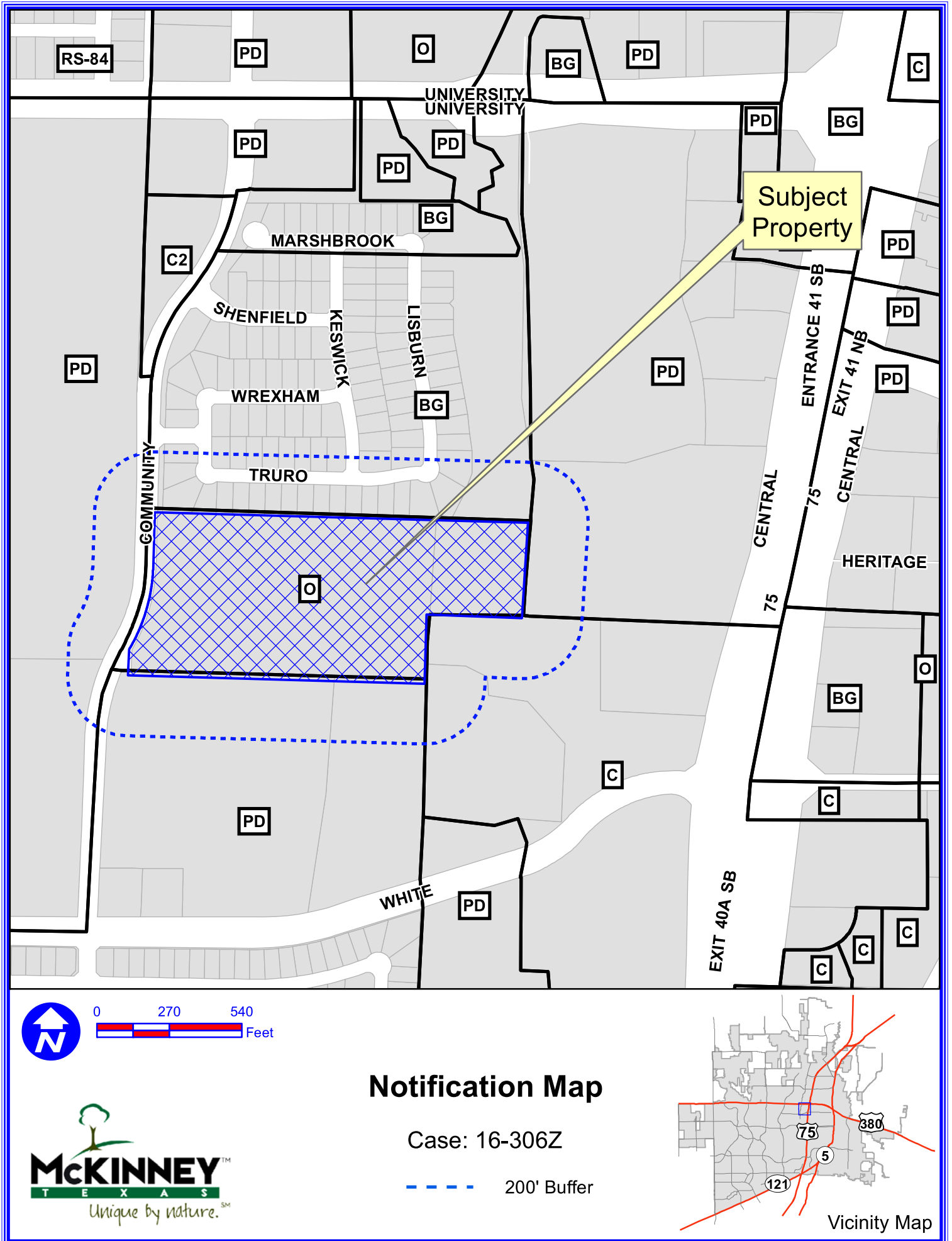


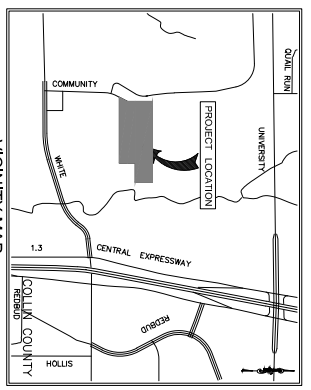
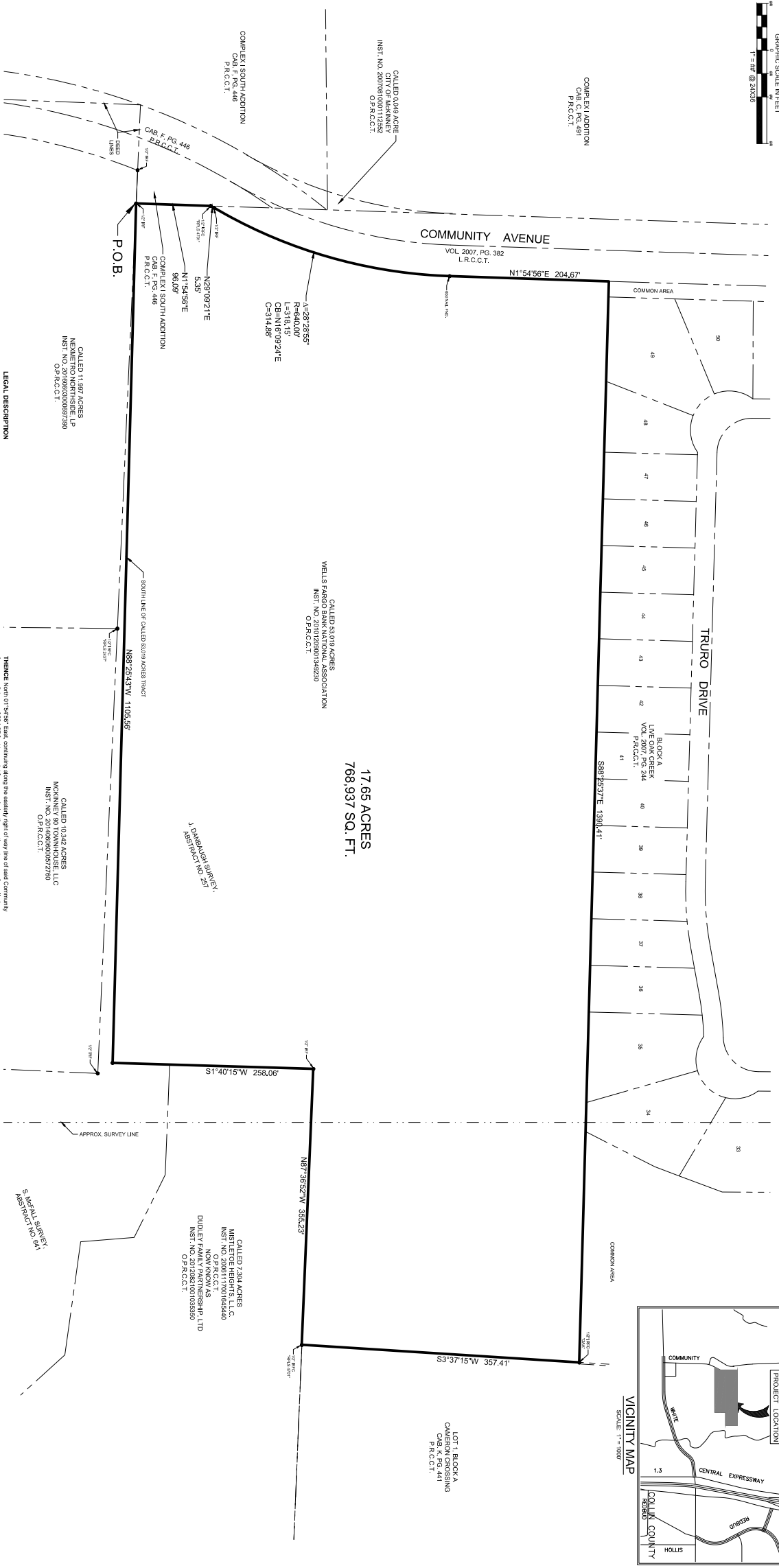
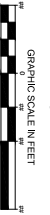
# EXHIBIT A



Path: S:\MCKGIS\Notification\Projects\2016\16-306Z.mxd

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

BEING a tract of land situated in the Jacob Danbaugh Survey, Abstract No. 257, and in the Samuel McFall Survey, Abstract No. 641, and being a portion of a called 53,019 acre tract of land conveyed to the City of McKinney by Instrument No. 201702000154226 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-section iron rod found for the most northerly southeast corner of Lot 1, Contained in the Plat Records of Collin County, Texas, on the north line of a called 1,197 acre South addition, an addition to the City of McKinney, according to the Plat thereof recorded in Cabinet F-1 Page 446 of the Plat Records of Collin County, Texas;

**THENCE** North 07°54'57" East, along the south line of said 1,197 acre tract, along the east line of said Lot 1, a distance of 36.29 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found on the easterly right-of-way line of Community Avenue, a variable width right-of-way recorded in Volume 2017, Page 382 of the Plat Records of Collin County, Texas;

**THENCE** North 29°09'27" East, departing the east line of said Lot 1 and along the easterly right-of-way line of said Community Avenue, a distance of 52.53 feet to a 1/2-section iron rod found at the southeast corner of said 1,197 acre tract, a distance of 134.71 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found on the easterly right-of-way line of Community Avenue, a variable width right-of-way recorded in Volume 2017, Page 382 of the Plat Records of Collin County, Texas;

**THENCE** in a southeasterly direction, continuing along the easterly right-of-way line of said Community Avenue, with said curve to the left, of 17.65 acres, 768,937 sq. ft. of land, more or less.

**17.65 ACRES  
768,937 SQ. FT.**

**LEGAL DESCRIPTION**

**THENCE** North 07°54'57" East, continuing along the easterly right-of-way line of said Community Avenue, a distance of 204 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found on the southeast corner of a called Common Area of Live Oak Creek, an addition to the City of McKinney, according to the plat thereof recorded in Cabinet S, Page 297 of the Plat Records of Collin County, Texas;

**THENCE** South 88°29'37" East, departing the easterly right-of-way line of said Community Avenue, along the southerly line of said Live Oak Creek Addition, a distance of 159.04 feet to a 1/2-section iron rod found at the southeast corner of said 1,197 acre tract, a distance of 134.71 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found on the easterly right-of-way line of Community Avenue, a variable width right-of-way recorded in Volume 2017, Page 382 of the Plat Records of Collin County, Texas;

**THENCE** South 10°32'15" West, along the west line of said Lot 1, Block A, a distance of 357.41 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found at the southeast corner of said Lot 1, Block A, on the northerly line of a called 7,204 acre tract of land conveyed to Melissa Hight, a distance of 75.73 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found on the easterly right-of-way line of Community Avenue, a variable width right-of-way recorded in Volume 2017, Page 382 of the Plat Records of Collin County, Texas;

**THENCE** South 03°24'15" West, along the west line of said Lot 1, Block A, a distance of 357.41 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found at the southeast corner of said Lot 1, Block A, on the northerly line of a called 7,204 acre tract of land conveyed to Melissa Hight, a distance of 75.73 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found on the easterly right-of-way line of Community Avenue, a variable width right-of-way recorded in Volume 2017, Page 382 of the Plat Records of Collin County, Texas;

**THENCE** North 87°39'52" West, along the northerly line of said 7,204 acre tract, a distance of 356.23 feet to a 1/2-section iron rod found for the northerly northwest corner of said 7,204 acre tract;

**LEGAL DESCRIPTION**

**THENCE** North 07°49'17" West, along the westerly line of said 7,204 acre tract, a distance of 258.06 feet to a point for corner, being the southeast corner of Abstr. No. 51019 area tract, a distance of 17.65 acres, 768,937 sq. ft. of land, more or less.

**THENCE** North 87°39'52" West, along the northerly line of said 7,204 acre tract, a distance of 356.23 feet to a point for corner, being the southeast corner of Abstr. No. 51019 area tract, a distance of 17.65 acres, 768,937 sq. ft. of land, more or less.

**THENCE** South 88°29'37" East, departing the easterly right-of-way line of said Community Avenue, along the southerly line of said Live Oak Creek Addition, a distance of 159.04 feet to a 1/2-section iron rod found at the southeast corner of said 1,197 acre tract, a distance of 134.71 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found on the easterly right-of-way line of Community Avenue, a variable width right-of-way recorded in Volume 2017, Page 382 of the Plat Records of Collin County, Texas;

**THENCE** South 10°32'15" West, along the west line of said Lot 1, Block A, a distance of 357.41 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found at the southeast corner of said Lot 1, Block A, on the northerly line of a called 7,204 acre tract of land conveyed to Melissa Hight, a distance of 75.73 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found on the easterly right-of-way line of Community Avenue, a variable width right-of-way recorded in Volume 2017, Page 382 of the Plat Records of Collin County, Texas;

**THENCE** South 03°24'15" West, along the west line of said Lot 1, Block A, a distance of 357.41 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found at the southeast corner of said Lot 1, Block A, on the northerly line of a called 7,204 acre tract of land conveyed to Melissa Hight, a distance of 75.73 feet to a 1/2-section iron rod with a plastic cap stamped "P.S. 4701" found on the easterly right-of-way line of Community Avenue, a variable width right-of-way recorded in Volume 2017, Page 382 of the Plat Records of Collin County, Texas;

**THENCE** North 87°39'52" West, along the northerly line of said 7,204 acre tract, a distance of 356.23 feet to a 1/2-section iron rod found for the northerly northwest corner of said 7,204 acre tract;

**THENCE** North 07°49'17" West, along the westerly line of said 7,204 acre tract, a distance of 258.06 feet to a point for corner, being the southeast corner of Abstr. No. 51019 area tract, a distance of 17.65 acres, 768,937 sq. ft. of land, more or less.

**THENCE** North 87°39'52" West, along the northerly line of said 7,204 acre tract, a distance of 356.23 feet to a point for corner, being the southeast corner of Abstr. No. 51019 area tract, a distance of 17.65 acres, 768,937 sq. ft. of land, more or less.



**ZONING EXHIBIT**  
17.65 ACRES  
**J. DANBAUGH SURVEY, ABSTRACT NO. 257**  
**S. McFALL SURVEY, ABSTRACT NO. 641**  
**CITY OF MCKINNEY, COLLIN COUNTY,**  
**TEXAS**

**Kimley»Horn**  
5750 Genesis Court, Suite 200, Frisco, Texas 75034  
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Fax: 972.335.5500  
Email: info@kimleyhorn.com  
Website: www.kimleyhorn.com

Scale	Drawn by	Checked by	Date	Drawn by	Checked by	Date
1" = 40'	APS	MVA	OCT 2016	08/15/200	SHR	10/21/16