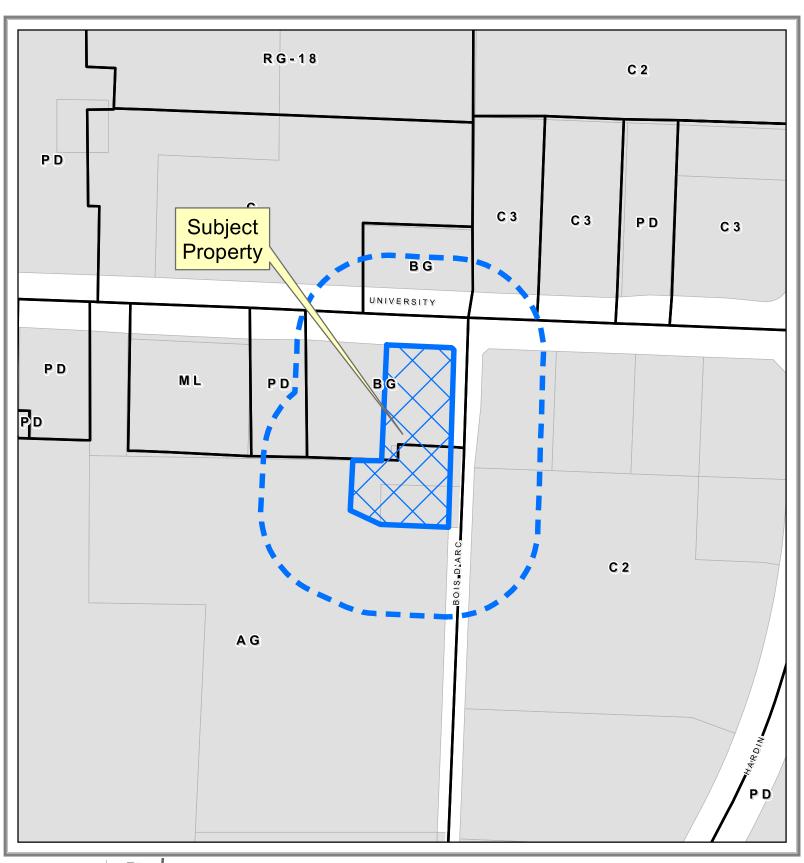
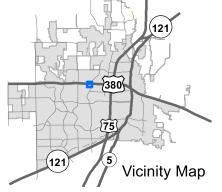
## **EXHIBIT A**

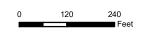




### Property Owner Notification Map

ZONE2021-0058

DISCLAIMER: This map an information contained in it wer developed exclusively for us by the City of McKinney. An use or reliance on this map b anyone else is at that party's ris and without liability to the City of McKinney, its officials or employee for any discrepancies, errors or variances which may exis







### METES AND BOUNDS DESCRIPTION NEWS ADDITION, BLOCK A, LOT 2

All that certain lot, tract or parcel of land lying and being situated in the City of McKinney, Collin County, Texas, in the William Hunt Survey, abstract number 450 of Collin County, Texas and being all of lot 2 of the news addition, an addition to the city of McKinney, according to the plat thereof, recorded in cabinet c, page 751 of the map and plat records of Collin County, Texas. Said tract of land being fully described by metes and bounds as follows:

BEGINNING at an aluminum disc in concrete (TxDOT right of way marker) on the South right-of-way line of U.S. Highway no. 380 (w. University drive) being the Northwest corner of lot 1, block a, of the news addition;

THENCE South 87 degrees 49 minutes 29 seconds East, along the South right-of-way line of said highway, a distance of 196.30 feet to a capped iron rod found being the Northeast corner of said lot 2 and the POINT OF BEGINNING;

THENCE North 87 degrees 49 minutes 24 seconds East, along the South right-of-way line of said highway, a distance of 160.93 feet to a capped iron rod found;

THENCE South 42 degrees 50 minutes 29 seconds East a distance of 20.50 feet to capped iron rod found;

THENCE South 02 degrees 08 minutes 31 seconds West, along the West right-of-way line of Bois D'arc road, a distance of 235.21 feet to a ½ inch iron rod found, the Northeast corner of a called 0.6089 of an acre tract of land described in deed to 380 South retail ltd. Recorded in instrument number 20210114000084680, official public records, Collin County, Texas;

THENCE North 87 degrees 48 minutes 14 seconds West, along the North line of said 0.6089 of an acre tract, a distance of 144.71 feet to a ½ inch iron rod found;

THENCE South 01 degrees 55 minutes 38 seconds West, along the West property line of said 0.6089 of an acre tract, a distance of 40.06 feet to a capped iron rod found;

THENCE North 87 degrees 55 minutes 00 seconds West, along the North property line of said 0.6089 of an acre tract, a distance of 38.64 feet to an iron rod found w/cap;

THENCE North 02 degrees 12 minutes 45 seconds East, along the East property line of said lot 1, a distance of 217.18 feet to a ½ inch capped iron rod found;

THENCE South 87 degrees 46 minutes 09 seconds East, a distance of 7.47 feet to a  $\frac{1}{2}$  inch capped iron rod found;

THENCE North 02 degrees 10 minutes 20 seconds East, along the East property line of said lot 1, a distance of 72.61 feet to the POINT OF BEGINNING and containing 1.0695 acres of land, more or less.

#### METES AND BOUNDS DESCRIPTION

#### WILLIAM HUNT SURVEY, ABS 450. TRACT 48, SHEET 2

All that certain lot, tract or parcel of land lying and being situated in the City of McKinney, Collin County, Texas and being a part of the William Hunt Survey, Abstract number 450 of Collin County, Texas and being all of that called 0.6089 of an acre tract of land described in deed to 380 South Retail Ltd. recorded in instrument number 20210114000084680, Official Public Records, Collin County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point for the Northeast corner of a called 0.3897 of an acre tract of land described in deed to McKinney 380 South Retail Ltd. recorded in instrument number 20210114000084610, Official Public Records, Collin County, Texas, being on the West right-of-way line of Bois D'arc Road and being the Southeast corner of said 0.6089 of an acre tract of land and the POINT OF BEGINNING;

THENCE North 87 degrees 44 minutes 21 seconds West, along the North line of said 0.6897 of an acre tract, a distance of 169.88 feet to a capped iron rod found;

THENCE South 02 degrees 12 minutes 32 seconds West, along the West line of said 0.3897 of an acre tract, a distance of 99.96 feet to a 1/2-inch capped iron rod found at the Southwest corner of said 0.3897 of an acre tract and along the North line of a called 15.0560 acres tract of land described in deed to McKinney Independent School District, recorded in instrument number 2001071000082814 of Official Public Records, Collin County, Texas;

THENCE North 64 degrees 03 minutes 47 seconds West, along the North line of said 15.0560 acres tract of land, a distance of 83.33 feet to a 1/2-inch capped iron rod found;

THENCE North 04 degrees 16 minutes 58 seconds East, along the East line of said 15.0560 acres tract, a distance of 125.88 feet to a 60D nail found in a tree along the South line of Lot 1, Block A, of the News Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet C, Page 751 of the Map and Plat Records of Collin County, Texas;

THENCE South 87 degrees 55 minutes 00 seconds East, along the South line of said Lot 1, a distance of 58.55 feet to a 1/2-inch capped iron rod found and being the Southwest corner of Lot 2 of said News Addition;

THENCE continuing South 87 degrees 55 minutes 00 seconds East, along the South line of said Lot 2, a distance of 38.64 feet to a 1/2-inch capped iron rod found;

THENCE North 01 degree 55 minutes 38 seconds East, a distance of 40.07 feet to a 1/2 inch capped iron rod found;

THENCE South 87 degrees 48 minutes 14 seconds East, along the South line of said Lot 2, a distance of 144.71 feet to the Southeast corner of said lot 2 and along said West right-of-way line;

THENCE South 02 degrees 15 minutes 44 seconds West, along said West right-of-way line, a distance of 99.82 feet to the POINT OF BEGINNING and containing 0.6089 of an acre of land, more or less.

## METES AND BOUNDS DESCRIPTION WILLIAM HUNT SURVEY, ABS 450. TRACT 76, SHEET 2

All that certain lot, tract or parcel of land lying and being situated in the City of McKinney, Collin County, Texas and being a part of the William hunt survey, abstract number 450 of Collin County, Texas and being all of that called 0.3897 of an acre tract of land described in deed to McKinney 380 South Retail Ltd. Recorded in instrument number 20210114000084610, Official Public Records, Collin County, Texas and being described by metes and bounds as follows:

BEGINNING at a point for the Southeast corner of a called 0.6089 of an acre tract of land described in deed to 380 South Retail Ltd. Recorded in instrument number 20210114000084680, Official Public Records, Collin County, Texas, being on the West right-of-way line of Bois D'arc road and being the Northeast corner of said 0.3897 of an acre tract of land and the POINT OF BEGINNING;

THENCE South 02 degrees 18 minutes 33 seconds West, along said West right-of-way line, a distance of 99.98 feet to a 1/2-inch iron rod with cap found at a Northeast corner of a called 15.0560 acres tract of land described in deed to McKinney Independent School District, recorded in instrument number 2001071000082814 of Official Public Records, Collin County, Texas;

THENCE North 87 degrees 43 minutes 58 seconds West, along the North property line of said 10.0560 acres tract, North, a distance of 169.71 feet to a 1/2-inch capped iron rod found at the most Southerly Southeast corner of said 0.6089 of an acre tract;

THENCE North 02 degrees 12 minutes 32 seconds East, along a West line of said 0.6089 of an acre tract, a distance of 99.96 feet to a capped iron rod found at an ell corner of said 0.6093 of an acre tract;

THENCE South 87 degrees 44 minutes 21 seconds East, along the South line of said 0.6089 of an acre tract a distance of 169.88 feet to the POINT OF BEGINNING and containing 0.3897 of an acre of land, more or less.

PLOT DATE: Wednesday, June 02, 2021
FILE NAME: 20-10 ZE Zoning Exhibit X40.dw;
FILE PATH: E:\Dropbox (CD)\C&A\Projects\2i



## METES AND BOUNDS DESCRIPTIONS LOT 2, BLOCK A, NEWS ADDITION

HARDIN-380 MCKINNEY LP ABS AAGS OMILIAM H HUNT SURVEY SHEET 1, TRACT 49, 10.633 DOC. NO. 20180202000139820 NT ZONING: "C" PLANNED CENTER DIST

DISTRICT

CORNER ACQUISITION FAMO ABS (AASO WILLAW HAVIT SUREY SHEIT I, TRACT 25, 0.888 AC UNIST, WA. DAT TORI ROD (DASSIT) O. PARC.C.T. CURRREINT ZONING: "BG" GENERAL BUSINESS DISTRICT

LEL THAT CERMIN LOT, PRIOC DE PAREZL DE LIMBO TIME AND BENE STILLETED IN THE CITY OF MEXIMENT, CERVAS IN THE RELIMIN HAIRY SINROP, LEASTERNÉ HAMBER, 440 DE CUIN COUNT, TESAS, NO BENE ALL DE LOT OF DETECTION FOR ADMINISTRATION OF THE CITY OF MEXIMENT, ADDITIONS OF THE PART THESEOF, RECORRED IN CARRET C, PAGE TO OF THE HAIP AND PLANT RECORRES OF COLLIN COUNTY, TEXAS. SAD TRACT OF LAND BENE TALLY DESCRIBED BY METES.

AND BOUNDS AS FOLLOWS:

BEGINNING AT AN ALUMINUM DISC IN CONCRETE (TODOT RIGHT OF WAY MARKER) ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 380 (W. UNIVERSITY DRIVE) BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF THE NEWS ADDITION;

THENCE 87 DEGREES 49 MINUTES 24 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAD HIGHWAY, A DISTANCE OF 180.93 FEET TO A CAPPED IRON ROD FOUND; THENCE SOUTH 87 DECREES 49 MANIFES 29 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-MAY LINE OF SAID HIGHMAY, A DISMANE OF 198-30 FEET TO A COPPED INCIN AND FOUND BEING THE MORTH-DIST CHARGE OF SAID LOT 2 AND THE POINT OF BECAMANC.

THENCE SOUTH 42 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 20.50 FEET TO CAPPED IRON ROD FOUND;

THENCE SOUTH 02 DESMESS 08 MANUTES 31 SECONDS WEST, ALONG THE WEST ROOF-OF-WAY LINE OF BOIS D'AND ROOD, A BISCHACE OF 253.21 FEET 10 A, \$ MOST HOW HOD D'OLNO, THE WORTHESST CHORIER OF A CALLED 0.6089 OF AM ACRE. THOUT OF LAND DESCRIBED IN HEED 10 300 SOUTH RETAIL LID. RECORDED IN INSTRUMENT MANIER 2021011400008480, OFFICIAL PLBLIC RECORDS, COLLIN COUNTY, TEXAS; THENCE NORTH 87 DEGREES 48 MINUTES 14 SECONDS WEST, ALONG THE NORTH LINE OF SAID 0.6089 OF AN ACRE TRACT, A DISTANCE OF 144,71 FEET TO A ½ INCH IRON ROD FOUND;

THENCE SOUTH OT DEGREES 55 MINUTES 38 SECONDS WEST, ALONG THE WEST PROPERTY LINE OF SAID 0.6089 OF AN ACRE TRACT, A DISTANCE OF 40.06 FEET TO A CAPPED IRON ROD FOUND;

Thence north 87 degrees 55 minutes 00 seconds west, along the north agre tract, a distance of 38.64 feet to an iron rod found w/cap; PROPERTY LINE OF SAID LOT 1, A DISTANCE LINE OF SAID 0.6089 OF AN

THENCE NORTH 02 DEGREES 12 MINUTES 45 SECONDS EAST, ALONG THE EAST PROPERTY OF 217.18 FEET TO A ½ INCH CAPPED IRON ROD FOUND;

THENCE SOUTH 87 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 7.47 FEET TO A ½ INCH CAPPED IRON ROD FOUND;

# TRACT 48, SHEET 2, WILLIAM HUNT SURVEY, ABS 450

INSTRUMENT NUMBER 2021011400 METES AND BOUNDS AS FOLLOWS: ALL THAT CERTAIN LOT, TRACT OR PHACEL OF LAND KING. AND BEINS SILINETED IN THE OTY OF ACKNINETY, COLLIN COUNT, TOSKS AND BEING A PART OF THE MILLIAW HANT SURFIT, ASSTRUCT MURBERS AND OF COLLINS COUNTY, TOSKS AND BEING ALL OF THAT CLLIED DASSIDE OF AN ACKE THACT OF LAND INCOMED IN DEED TO 390 SCHITH ETRAL INTO ECONORED IN INSTRUMENT MARBERS 2021011/40/000844880, OFFICIAL PUBLIC RECORDS, COLLIN COLUMY, TEAKS, AND BEING DESCRIBED BY

THENCE NORTH 87 DEGREES 44 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID 0.6897 OF AN ACRE TRACT, A DISTANCE OF 168.88 FEET TO A CAPPED IRON ROD FOUND; BECHANIE, AT A PORT FOR THE INSTRIBEST CORRES OF A DULED 0.3837 OF AN ARCE TRACT OF LAND DESCRIBED IN DEED TO ACKNOWED 300 SOUTH FEITH. LITE, RECORDED IN MISTRIANDET NUMBER 2021011-0000004610, OFFICIAL FILED. RECORDED, COLLIN COLUMY, TEAKS, BERKO ON THE MEST BERKT-OF-WAY LINE OF BOIS DIARS RADO AND BERK THE SOUTHEAST CORREST OF SIND DIAGOSO OF AN ACCE. TRACT OF LIAND AND THE POINT OF BECHNINGS.

HENCE SOUTH OF DEBERS 12 MANUES, NO SECONDO REST, ALONG THE WEST LINE OF SEG 1,089 OF MANCE REPORT AND DESMACE OF SEG 1,084 OF MANCE REPORT AND ADDRESS OF SEG 1,084 OF SEG 1,

THENCE WITH 04 DEGREES 16 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SUD 15.0560 ACRES TRACT, A DISLANCE OF 12.58 FEET 10.4 600 MLK FOUND IN A TREE ALONG THE SOUTH LINE OF 10.71 IS. BOOK A, OF THE MERS ADDITION, AN ADDITION THE COT OF EXONEX, ACCORDING TO THE PLAT THEREOF, RECORDED IN CHIEF C, PIAEZ 751 OF THE MAP AND PLAT RECORDS OF COLLIN COUNTY, IDAS; THENCE NORTH 64 DEGREES 03 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID 15.0560 ACRES TRACT OLLIND, A DISTANCE OF 83.33 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND;

THENCE CONTINUING SOUTH 87 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 38.64 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND; THENCE SOUTH 87 DEGREES 55 MANUTES OO SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 58.55 FEET TO A 1/2-INCH CAPPED IRON ROO FOUND AND BEING THE SOUTHWEST CORNER OF LOT 2 OF SAID NEWS ADDITION;

THENCE SOUTH 87 DEGREES 48 MINUTES 14 SECONDS EIST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 144.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 01 DEGREE 55 MINUTES 38 SECONDS EAST, A DISTANCE OF 40.07 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND;

THENCE SOUTH 02 DEGREES 15 MINUTES 44 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 99.82 FEET TO THE POINT OF BECINNING AND CONTAINING 0.6089 OF AN ACRE OF LIAND, MORE OR LESS. TRACT 76, SHEET 2, WILLIAM HUNT SURVEY, ABS 450

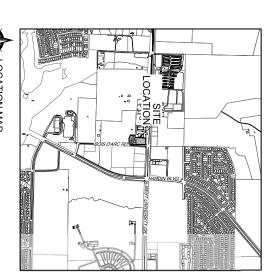
ALL THAT CERMA DOT, TRUCT OR PARES, DE FUND THE AND EINE SIMILETE IN THE COT OF MOONENEY, COLLIN COUNT, TORS AND EINE A PERFOR FOR THE WILLIM, HAIT SINENEY, ASSENSEY, WHIRESE 40.9 GOVILM COUNT, TENSE AND EINE AT THE THE AND ASSENCE OF MA LASE TRICT OF LAND, DESCRIBED IN LEGEL TO MACHINEY, 200 SOUTH EETH, LTD. RECORDED IN INSTRUMENT MARKET SOUTH EETH, LTD. RECORDED BY INSTRUMENT MARKET SOUTH EETH, LTD. RECORDED BY METELS AND BOUNDES, SE FOLLOWS:

THENCE SOUTH OF DEGREES 18 MANUTES 33 SCOMES NEST, ALONE SAID NEST RIGHT-OF-MAY LINE, A DISTANCE OF 99.98 THEIR TO A 1/2-MCM HOW HOW MITH OUR FOUND AT A MORTHERST CONNECT OF A CALLED 15,0569 ACRES TRACT OF LIVE DESCRIBED, IN SEED TO JUNNACY MOEPOPOLITY SCHOOL DISTRICT, RECORDED IN INSTRUMENT NUMBER ZOTIOT/GOODESIAN OF OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. Bedinning at a point for the southelst correct of a caled group of an acte thact of liad described in deed to 380 scatter for acceptance in instrument mader 202101140006480, Official pract records, calin county, truck, edro, on the Mest registry-any late of 860 pare from about the northelst correct of 540 0.3897 of an acce tract of liad and the point of beginning.

HEADE & FLORGES 43 MANUES 39 SCOMOS WEST, ALONG THE NORTH PROPERTY UNE OF SAD 10.0560 ACRES TRACT, NORTH, A DISTANCE OF 18371 FEET 10 A 1;2—NCH CAPPED IRON ROD FOUND AT THE MOST SOUTHERSY SOUTHERSY CORNERS OF SADD 0.0509 OF AM ACRE TRACTS.

THENCE NORTH 02 DEGREES 12 MINUTES 32 SECONDS EAST, ALONG A WET LINE OF SAID 0.6089 OF AN ACRE TRACT, DISTANCE OF 99.96 FEET TO A CAPPED IRON ROD FOUND AT AN ELL CORNER OF SAID 0.6083 OF AN ACRE TRACT;

LOCATION MAP SCALE: 1 =1000'-0"



20-10

MAY 10, 2021 1"=40'

ZONING **EXHIBIT** 

Cabré & Associates
Bevelopment & Tingineeing Consulrati
Turns Bevilstead Fraingeaing firm 5 273

RETAIL BUILDINGS SWC 380AND BOIS D'ARC RD. CITY OF MCKINNEY COLLIN COUNTY, TEXAS

THE SEITZ GROUP 1110 COWAN RD. CELINA, TX 75009