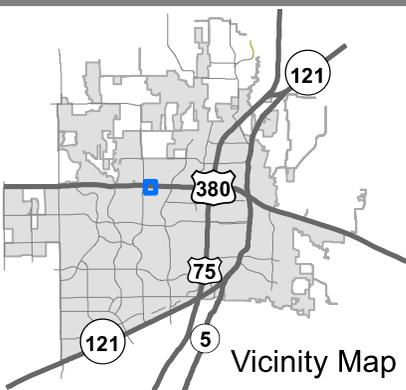
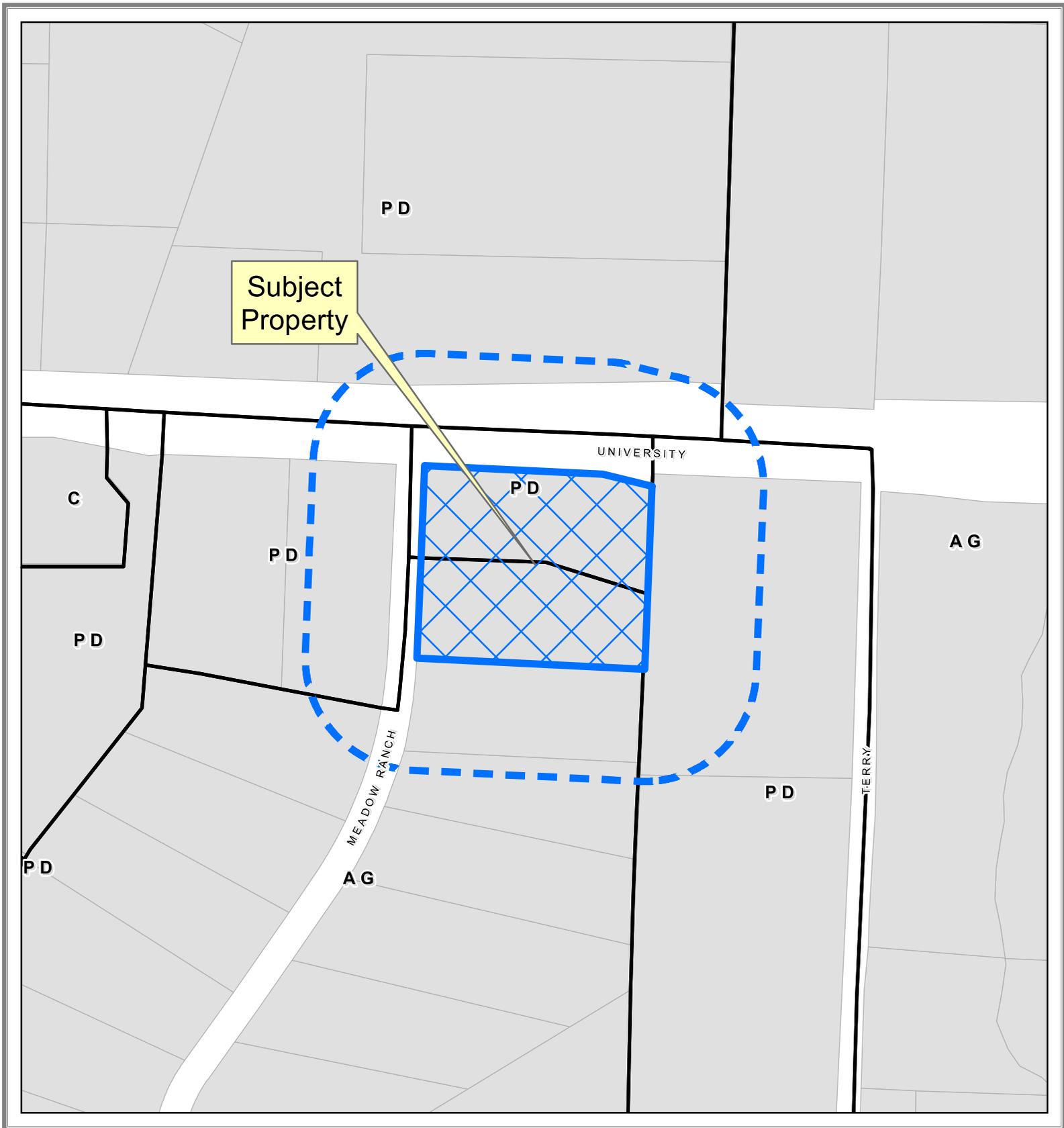
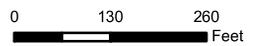


# EXHIBIT A



## Property Owner Notification Map

ZONE2021-0005



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

## METES AND BOUNDS

### LOT 20, BLOCK A

BEING a tract of land situated in Collin County, Texas and being Lot 20, Block A, of MEADOW RANCH ESTATES, a subdivision to Collin County, according to the revised map records in Volume F, Page 204, Collin County Map and Plat Records and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner 11.34 feet from on iron rod found for the northwest corner of Lot 1, William Martin Addition, recorded in Volume H, Page 525, Deed Records Collin County, Texas, said point being the northeast corner of said Lot 20, Block A, of Meadow Ranch Estates;

THENCE, South 01 degrees 31 minutes 35 seconds West, a distance of 213.25 feet along the east line of said Lot 20, Block A to a 1/2-inch iron rod found for corner on the west line of said Lot 1, William Martin Addition;

THENCE, North 74 degrees 21 minutes 10 seconds West, leaving the west line of Lot 1, William Martin Addition a distance of 213.49 feet to 1/2-inch iron rod found for corner on the south line of said Lot 20, Block A;

THENCE, North 88 degrees 05 minutes 54 seconds West, a distance of 252.07 feet along the south line of said Lot 20, Block A to a 1/2-inch iron rod set for corner on the east line of Meadow Ranch Road (a 60-foot right-of-way);

THENCE, North 01 degrees 32 minutes 00 seconds East, a distance of 178.50 feet to on 1/2-inch iron rod set for corner at the intersection of the east line of said Meadow Ranch Road and with the South line of State Highway 380 (140-foot right-of-way);

THENCE, South 88 degrees 36 minutes 00 seconds East, a distance of 359.05 feet along the south line of said State Highway 380 to on 1/2-inch iron rod set for corner on the north line of said Lot 20, Block A;

THENCE, South 77 degrees 17 minutes 24 seconds East, a distance of 101.97 feet along the north line of said Lot 20, Block A to the POINT OF BEGINNING and containing 87,122 square feet or 2.000 acres of land more or less.

# EXHIBIT B

## METES AND BOUNDS

### LOT 19, BLOCK A

BEING a tract of land situated in Collin County, Texas and being Lot 19, Block A, of MEADOW RANCH ESTATES, a subdivision to Collin County, according to the revised map records in Volume F, Page 204, Collin County Map and Plat Records and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner rod found for the southeast corner of Lot 20, Block A, of Meadow Ranch Estates, according to the revised map records in Volume F, Page 204, Collin County Map and Plat Records, said point being the northeast corner of said Lot 19, Block A, of Meadow Ranch Estates;

THENCE, South 01 degrees 31 minutes 35 seconds West, a distance of 150.47 feet along the east line of said Lot 19, Block A to a 1/2-inch iron rod found for corner on the west line of Lot 1, William Martin Addition, recorded in Volume H, Page 525, Deed Records Collin County, Texas;

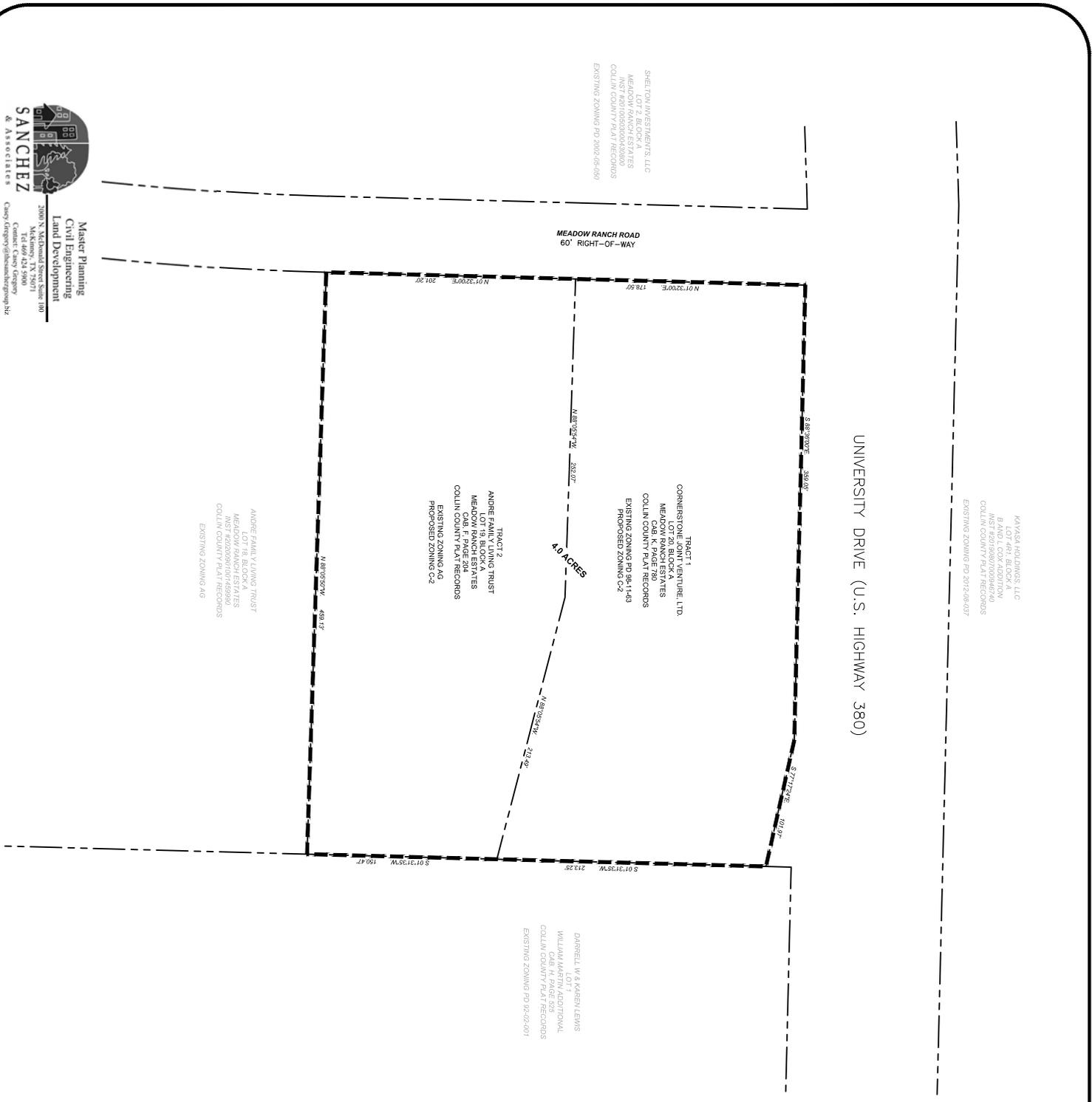
THENCE, North 01 degrees 54 minutes 05 seconds West, a distance of 459.13 feet along the south line of said Lot 19, Block A to an 1/2-inch iron rod set for corner on the east line of Meadow Ranch Road (a 60-foot right-of-way);

THENCE, North 01 degrees 32 minutes 00 seconds West, a distance of 201.20 feet along the east line of said Meadow Ranch Road to an 1/2-inch iron rod set for corner);

THENCE, South 88 degrees 05 minutes 54 seconds East, leaving the east line of said Meadow Ranch Road, a distance of 252.07 feet along the north line of said Lot 19, Block A to a 1/2-inch iron rod set for corner;

THENCE, South 74 degrees 21 minutes 10 seconds East, a distance of 213.49 feet along the north line of said Lot 19, Block A to the POINT OF BEGINNING and containing 87,120 square feet or 2.000 acres of land more or less.

# EXHIBIT C



KAYASA HOLDINGS, LLC  
 LOT 491, BLOCK A  
 B AND L COX ADDITION  
 1ST FZD MAP 000000000000  
 COLLIN COUNTY PLAT RECORDS  
 EXISTING ZONING PD 2017-08-037

UNIVERSITY DRIVE (U.S. HIGHWAY 380)

SHELTON INVESTMENTS, LLC  
 MEADOW RANCH ESTATES  
 INST #2010000000000000  
 COLLIN COUNTY PLAT RECORDS  
 EXISTING ZONING PD 2009-08-050

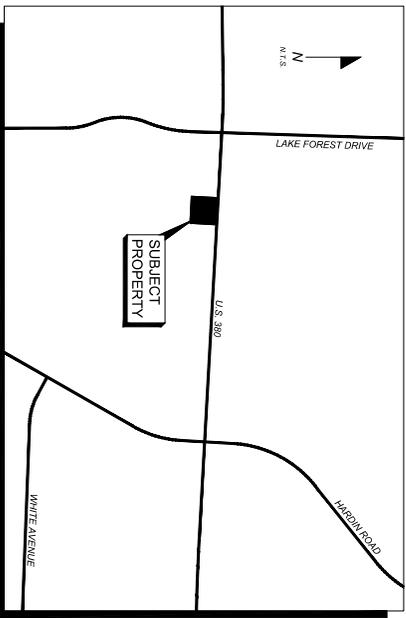
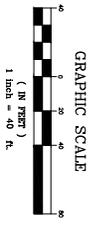
MEADOW RANCH ROAD  
 60' RIGHT-OF-WAY

TRACT 1  
 CORNERSTONE JOINT VENTURE, LTD.  
 LOT 26, BLOCK A  
 MEADOW RANCH ESTATES  
 C&B K, PAGE 20  
 COLLIN COUNTY PLAT RECORDS  
 EXISTING ZONING PD 08-14-03  
 PROPOSED ZONING C-2

TRACT 2  
 ANDRE FAMILY LIVING TRUST  
 LOT 19, BLOCK A  
 MEADOW RANCH ESTATES  
 C&B K, PAGE 20  
 COLLIN COUNTY PLAT RECORDS  
 EXISTING ZONING AG  
 PROPOSED ZONING C-2

ANDRE FAMILY LIVING TRUST  
 LOT 18, BLOCK A  
 MEADOW RANCH ESTATES  
 COLLIN COUNTY PLAT RECORDS  
 EXISTING ZONING AG

DARRELL W & KAREN LEWIS  
 WILLIAM MARTIN ADDITIONAL  
 C&B H, PAGE 25  
 COLLIN COUNTY PLAT RECORDS  
 EXISTING ZONING PD 02-02-001



ZONING INFORMATION			
SEC MEADOW RANCH ROAD & U.S. 380			
LOT	ACRES	EXISTING ZONING	PROPOSED ZONING
20	2	PD	C-2
19	2	AG	C-2

**Master Planning  
 Civil Engineering  
 Land Development**

3000 N. McDowd Street, Suite 100  
 McKinney, TX 75071  
 Tel: 469.424.3900  
 Contact: Casey Sanchez  
 Casey.Sanchez@sanchezgroup.biz

## ZONING EXHIBIT MEADOW RANCH ZONING