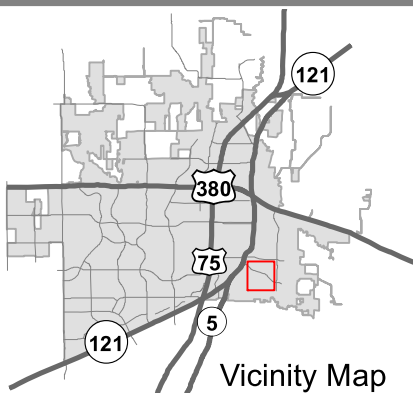
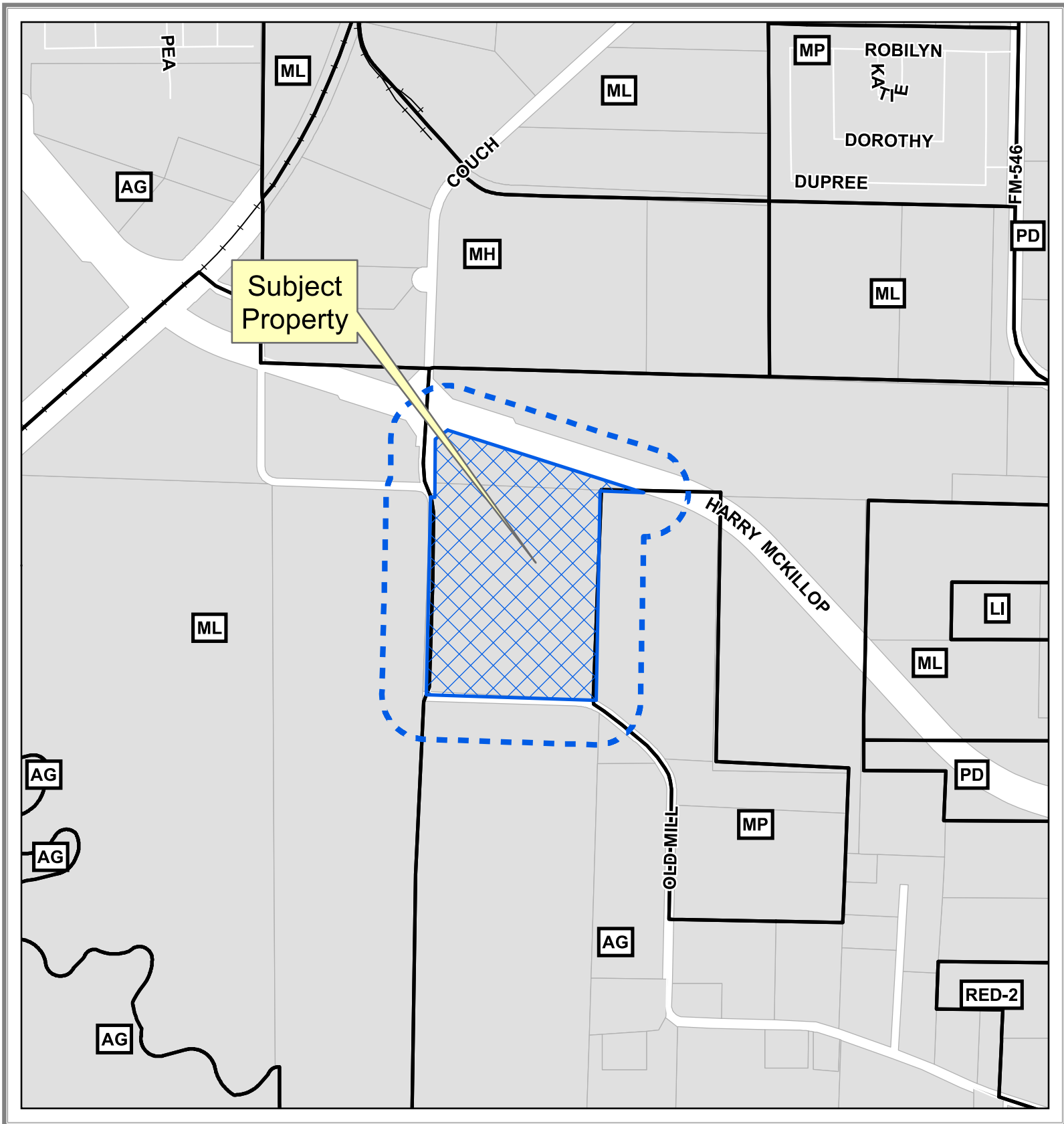
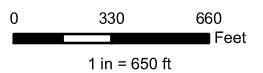


Exhibit A



Property Owner Notification Map

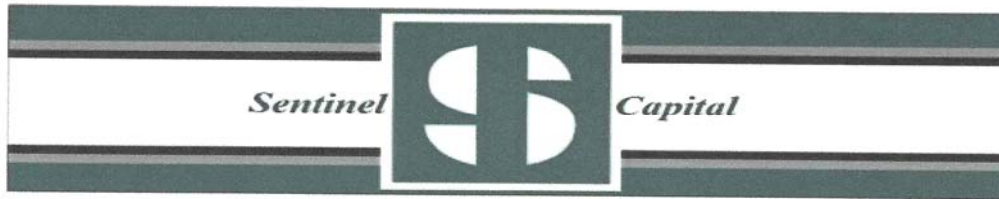
Zone2018-0087



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



RE: Metes & Bounds [24.48 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 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the northeast end of a corner clip at the intersection of the east line of Couch Drive (variable width right-of-way) with the south line of F.M. Highway 546 (a variable width right of way at this point) as described by deed recorded under Clerk's File No. 20151023001346230 DRCCT;

THENCE North 54 Degrees 07 Minutes 31 Seconds East, along said corner clip, 77.64 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the south line of said F.M. Highway 546;

THENCE South 72 Degrees 20 Minutes 05 Seconds East, along the south line of said F.M. Highway 546, 1041.41 feet to a 5/8-inch iron rod found the north line of a called 44.15 acre tract of land as described in Special Warranty Deed to the McKinney Independent School District recorded under Clerk's File No. 93-0023257 DRCCT;

THENCE North 87 Degrees 44 Minutes 59 Seconds West, departing the south line of said F.M. Highway 546, along the north line of said McKinney Independent School District tract, 220.20 feet to a 1-1/2-inch axle found at the northwest corner of said McKinney Independent School District tract;

THENCE South 01 Degrees 07 Minutes 12 Seconds West, along the west line of said McKinney Independent School District tract, 1061.10 feet to a 5/8-inch iron rod found with plastic cap stamped 'KHA', said point also being the northeast corner of a called 55.234 acre tract of land as described in Special Warranty Deed to the City of McKinney recorded under Clerk's File No. 20081231001462680 DRCCT;

THENCE North 88 Degrees 08 Minutes 20 Seconds West, along the north line of said City of McKinney tract, at approximately 40 feet entering onto the asphalt paving of Old Mill Road, continuing along said Old Mill Road, at approximately 809 feet leaving the asphalt paving of said Old Mill Road, in all a distance of 860.38 feet to a 1/2-inch iron rod found at the northwest corner of said City of McKinney tract and lying in the east line of a called 157.12 acre tract of land identified as the First Tract in Deed to the City of McKinney recorded in Volume 503, Page 251 DRCCT;

THENCE North 01 Degrees 15 Minutes 03 Seconds East, along the east line of said City of McKinney 157.12 acre tract, at approximately 23.6 feet entering onto the asphalt paving of Couch Drive (no right-of-way dedication found), continuing along the east line of said City of McKinney 157.12 acre tract and said Couch Drive, in all a distance of 1001.40 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' at the southwest corner of a tract of land as described in deed to The State of Texas recorded under Clerk's File No. 20151023001346220 DRCCT;

THENCE South 88 Degrees 43 Minutes 27 Seconds East, along the south line of said State of Texas tract, 20.62 feet to a Texas Department of Transportation (TXDOT) aluminum disc found in concrete;

THENCE North 00 Degrees 35 Minutes 13 Seconds East, along the east line of said State of Texas tract, at a calculated distance of 262.67 feet passing the northeast corner of said State of Texas tract, continuing along the east line of said Couch Drive, in all a distance of 294.14 feet to the **POINT of BEGINNING** and **CONTAINING** 24.48 acres of land.

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

Exhibit C



PROPOSED C3 ZONING
5.988 ACRE TRACT

BEING a tract of land situated in the Village of Richardson, County of Dallas, State of Texas, known as the "Richardson Survey, Abstract No. 747 and the Francis T. Duffan Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, containing 5.988 acres of land as described in Special Warranty Deeds with Vendor's Lien to the McKinney National Industrial Bank, L.P., recorded under Clerk's File No. 2011020300120680 in the Deed Records of Collin County, Texas (DNCCCT) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey" at the southwest end of a corner cap at the intersection of the east line of Couch Drive (variable width right-of-way) with the south line of said 5.988-acre tract, 113.52 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey" (File No. 2011020300120680 DNCCCT);

THENCE North 54 Degrees 07 Minutes 31 Seconds East, along said corner cap, 77.64 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey";

THENCE South 78 Degrees 20 Minutes 05 Seconds East, along the south line of said E.M. Highway 546, 1041.41 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey" (File No. 2011020300120680 DNCCCT);

THENCE North 87 Degrees 44 Minutes 59 Seconds West, departing the south line of said E.M. Highway 546, along the north line of said McKinney Independent School District tract, 230.20 feet to a 1-1/2-inch iron rod set at the northwest corner of said McKinney Independent School District tract;

THENCE North 88 Degrees 10 Minutes 58 Seconds West, 369.02 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey";

THENCE North 69 Degrees 28 Minutes 32 Seconds West, 63.67 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey";

THENCE North 05 Degrees 35 Minutes 07 Seconds East, along the east line of said State of Texas tract, at a calculated distance of 262.07 feet passing the northeast corner of a portion of said State of Texas tract, containing along the east line of said State of Texas tract, 113.52 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey", 5.65 acres of land;

PROPOSED L1 ZONING
.5818 ACRE TRACT

BEING a tract of land situated in the Parish of Dallas, County of Tarrant, State of Texas, known as the "City of McKinney, Collin County, Texas, Survey, Abstract No. 105, in the City of McKinney, Collin County, Texas, containing .5818 acres of land as described in Special Warranty Deed with Vendor's Lien to the McKinney National Industrial Bank, L.P., recorded under Clerk's File No. 2011020300120680 in the Deed Records of Collin County, Texas (DNCCCT) and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of said McKinney National Industrial Bank tract, McKinney National Industrial Bank tract, File No. 2008121001462860 DNCCCT; and

THENCE North 01 Degree 15 Minutes 03 Seconds East, along the east line of said City of McKinney 1.37.12 acre tract, at approximately 22.6 feet entering onto the asphalt paving of Couch Drive (to the southeast corner of said City of McKinney 1.37.12 acre tract, at approximately 100.00 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey" at the southwest corner of a tract of land as described in deed to The State of Texas recorded under Clerk's File No. 2011020300120680 DNCCCT);

THENCE South 88 Degrees 05 Minutes 37 Seconds East, along the south line of said State of Texas tract, 26.42 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey";

THENCE South 69 Degrees 28 Minutes 32 Seconds East, separating the east line of said Couch Drive, 63.67 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey";

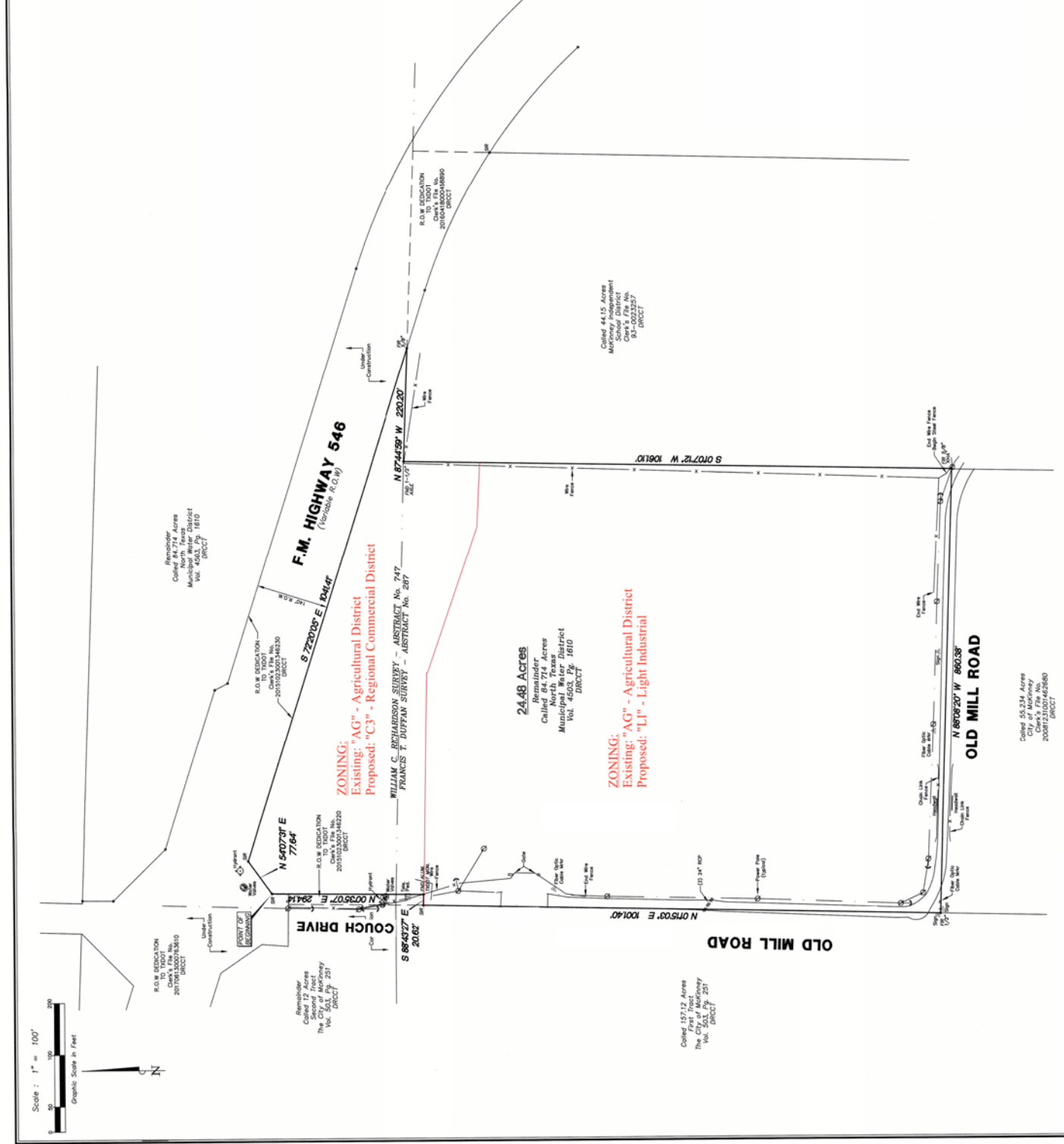
THENCE South 88 Degrees 10 Minutes 58 Seconds East, 369.02 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey";

THENCE South 78 Degrees 20 Minutes 05 Seconds East, 1041.41 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey";

THENCE South 87 Degrees 44 Minutes 59 Seconds West, 230.20 feet to a 1-1/2-inch iron rod set with plastic cap stamped "Sparr Survey" (File No. 2011020300120680 DNCCCT);

THENCE South 01 Degree 15 Minutes 03 Seconds West, along the west line of said McKinney Independent School District tract, 899.44 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Survey" at the northeast corner of a tract of land as described in deed to The State of Texas recorded under Clerk's File No. 2011020300120680 DNCCCT;

THENCE North 88 Degrees 05 Minutes 37 Seconds West, along the north line of said City of McKinney 55.234 acre tract, at approximately 40 feet entering onto the asphalt paving of Old Mill Road, continuing along said Old Mill Road, at approximately 859 feet leaving the asphalt paving of said Old Mill Road, in a distance of 860.38 feet to the **POINT OF BEGINNING** and **CONTAINING** 13.88 acres of land.



ZONING:
Existing: "AG" - Agricultural District
Proposed: "C3" - Regional Commercial District

ZONING:
Existing: "AG" - Agricultural District
Proposed: "L1" - Light Industrial

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
SCALE: 1" = 100'
DATE: DEC. 13, 2017
ISSUED: 5-15-2018
JOB NO. 17693B-2

ZONING EXHIBIT

24.48 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