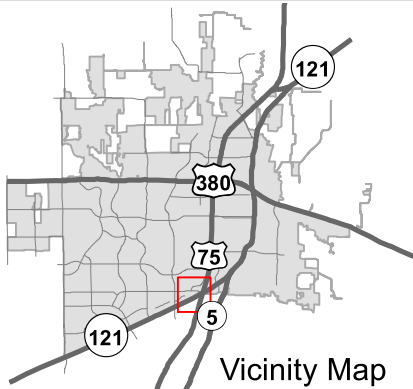
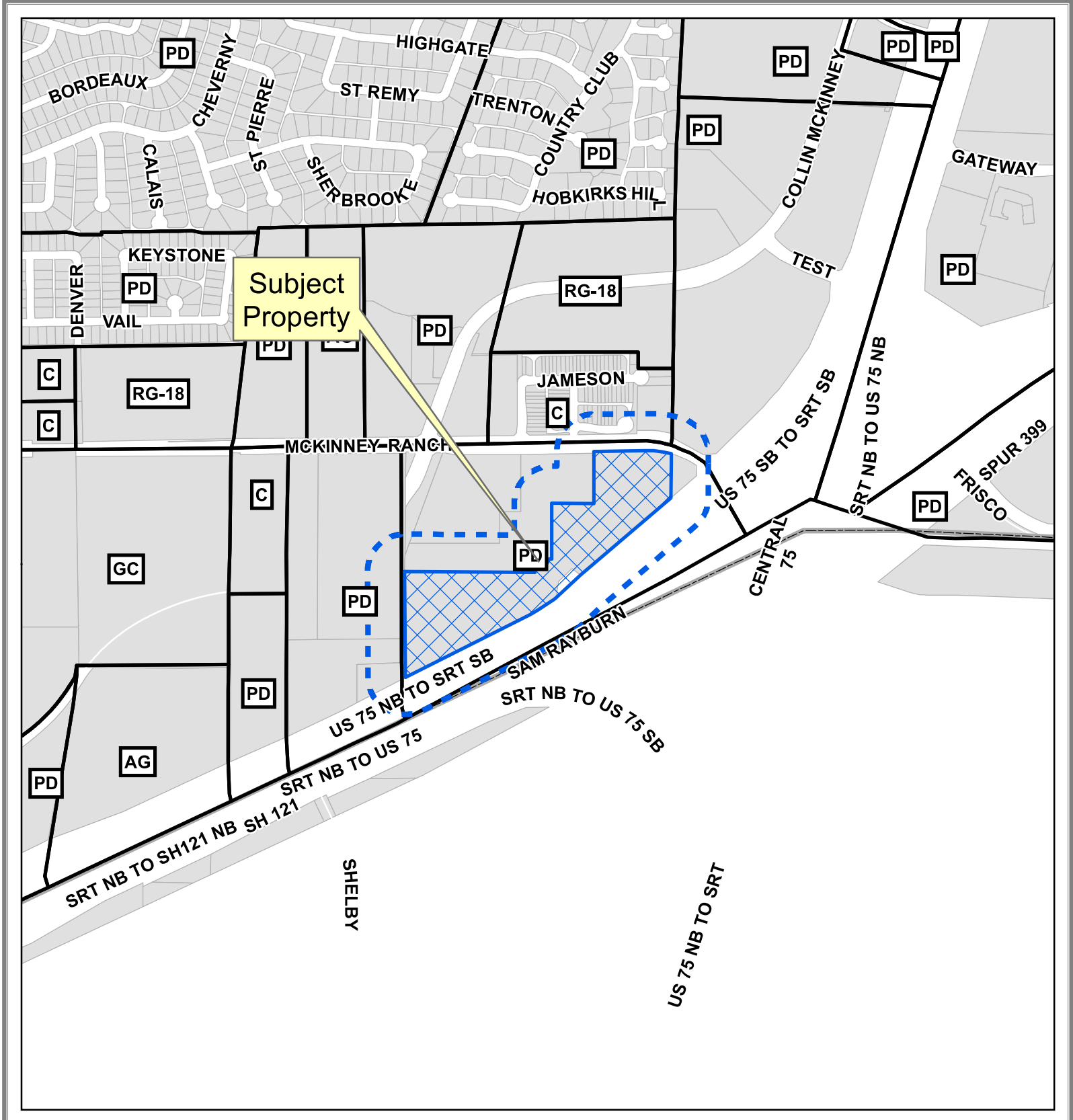
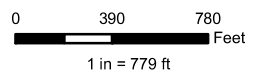


Exhibit A



Property Owner Notification Map

ZONE2018-0107



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

WHEREAS TCI McKinney 34 is the owner of a 17.79 acre (775,103 square feet) tract of land situated in the J. PHILLIPS SURVEY, ABSTRACT NO. 719, City of McKinney, Collin County, Texas, and being a portion of that certain 34.56 acre tract of land described in Warranty Deed to TCI McKINNEY 34, LLC, as recorded in Instrument Number 20051227001794900, of the Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "WHITEHAWK 10191200" found for corner on the north Right-of-Way line of the Sam Rayburn Tollway (State Highway 121 - a variable width Right-of-Way) , same being the southwest corner of said 34.56 acre tract, and also being the southeast corner of that certain called 2.02 acre tract of land conveyed to Karen Dianne Lundell Shatley as recorded in Volume 907 Page 575 (D.R.C.C.T.);

THENCE North 00 degrees 01 minutes 13 seconds East, a distance of 98.50 feet to a 5/8 inch iron rod found for corner, said corner being the northeast corner of said Shatley tract, same also being the most northerly southeast corner of Lot 1R Block A, McKinney South Substation, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof as recorded in Instrument Number 20100901010001660, (D.R.C.C.T.), same being a point on the west line of said 34.56 acre tract;

THENCE North 00 degrees 00 minutes 17 seconds West, along the common line of the west line of said 34.56 acre tract of land and the east line of Lot 1R Block A, McKinney South Substation and the east line of a called 25.54 acre tract of land described in a deed to Charles Dean Weber as recorded in Instrument Number 20150323000315380 of the Deed Records of Collin County, Texas, a distance of 546.37 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner, from which a 1/2 inch iron rod found bears South 01 degrees 35 minutes 00 seconds West a distance of 0.85 feet, same being the southwest corner of Lot 2, Block A of the TCI McKinney Ranch Addition, an addition to the City of McKinney as recorded in Instrument Number 20170818010003980 of the Official Public Records of Collin County, Texas;

THENCE along the south and east lines of said TCI McKinney Ranch Addition, the following courses and distances:

North 89 degrees 28 minutes 02 seconds East, a distance of 785.45 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 24.50 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 89 degrees 28 minutes 02 seconds East, a distance of 17.19 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner at the beginning of a curve to the left having a radius of 61.50 feet, a central angle of 80 degrees 10 minutes 03 seconds and a chord that bears North 49 degrees 23 minutes 01 seconds East 79.20 feet;

Along said curve, an arc length of 86.05 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 89 degrees 28 minutes 02 seconds East, a distance of 18.90 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 336.96 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

Exhibit B

North 89 degrees 28 minutes 02 seconds East, a distance of 254.78 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

North 00 degrees 31 minutes 58 seconds West, a distance of 313.22 feet to a 5/8 inch iron rod with a plastic cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner in the south Right-of-Way line of McKinney Ranch Parkway (Variable Width Right-Of-Way);

THENCE along the south Right-Of-Way line of said McKinney Ranch Parkway, the following courses and distances:

North 89 degrees 11 minutes 27 seconds East, a distance of 324.44 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner at the beginning of a curve to the right having a radius of 500.00 feet, a central angle of 10 degrees 52 minutes 49 seconds, and a chord that bears South 85 degrees 22 minutes 09 seconds East a distance of 94.80 feet;

Along said curve an arc distance of 94.95 feet to a point for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 318.99 feet to a point for corner on the north Right-Of-Way line of the Sam Rayburn Tollway (State Highway 121 - Variable Width Right-Of-Way);

THENCE along the north Right-Of-Way line of said Sam Rayburn Tollway, the following courses and distances:

South 46 degrees 35 minutes 24 seconds West, a distance of 160.32 feet to a capped iron rod found for corner;

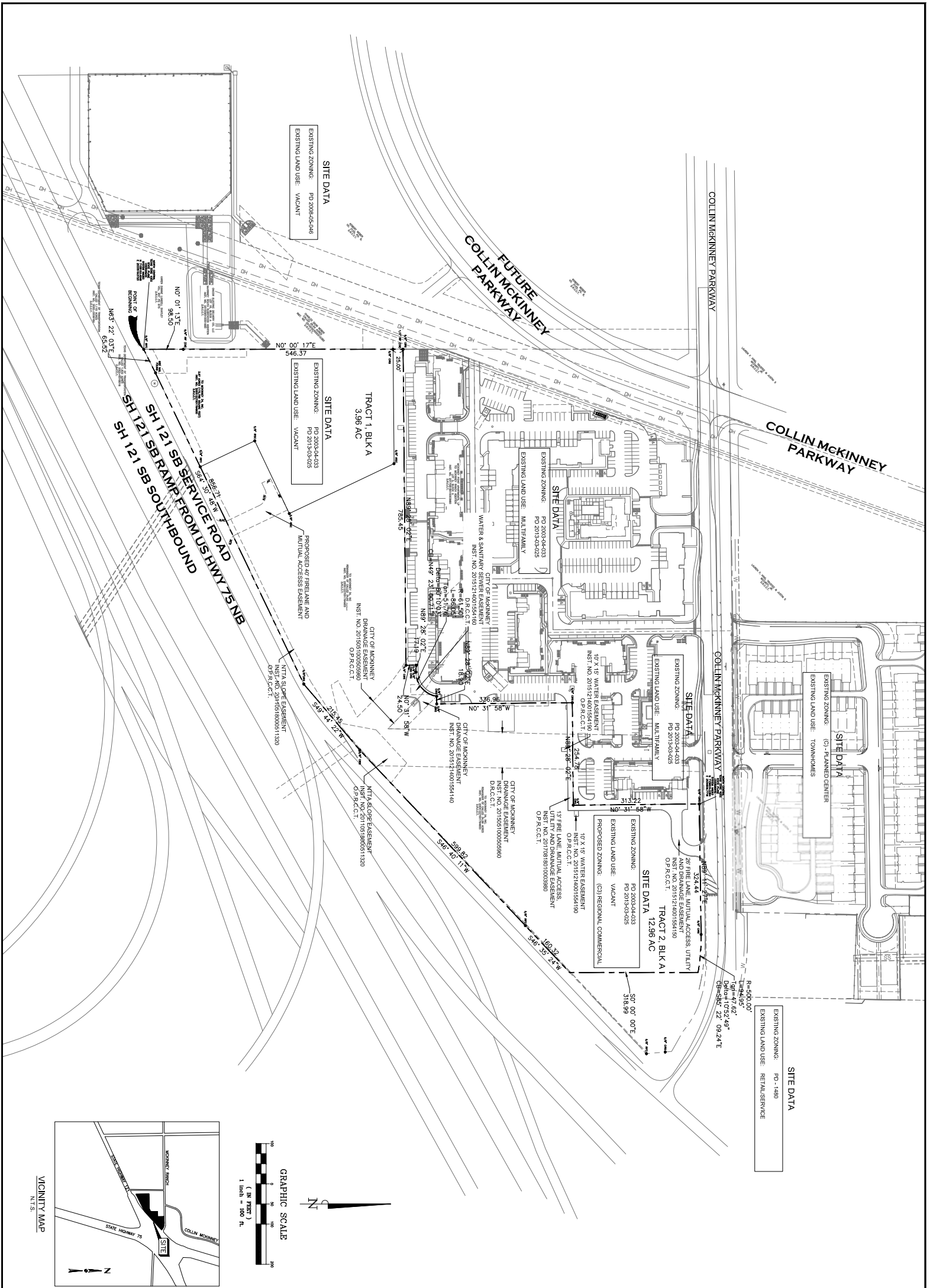
South 46 degrees 40 minutes 11 seconds West, a distance of 599.82 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 49 degrees 44 minutes 22 seconds West, a distance of 215.45 feet to a 5/8 inch iron rod with cap stamped "SANCHEZ & ASSOC. TBPLS 10194352" set for corner;

South 64 degrees 30 minutes 48 seconds West, a distance of 856.71 feet to a 60D nail found for corner;

South 63 degrees 22 minutes 03 seconds West, a distance of 65.52 to the POINT OF BEGINNING and containing 16.92 acre (736,836 square feet) of land, more or less.

Exhibit C



Scale: SEE GRAPHIC SCALE
Designed by: CBA
Drawn by: CBA
Checked by: CHB
Date: 6/6/2018
Project No. 02136-001

ZONING EXHIBIT

TCI 16.92 ACRES

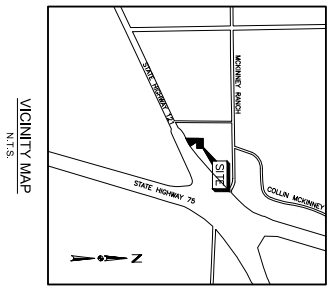
Master Planning
Civil Engineering
Land Development

2000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel: 469-424-5900
thesanchezgroup.biz

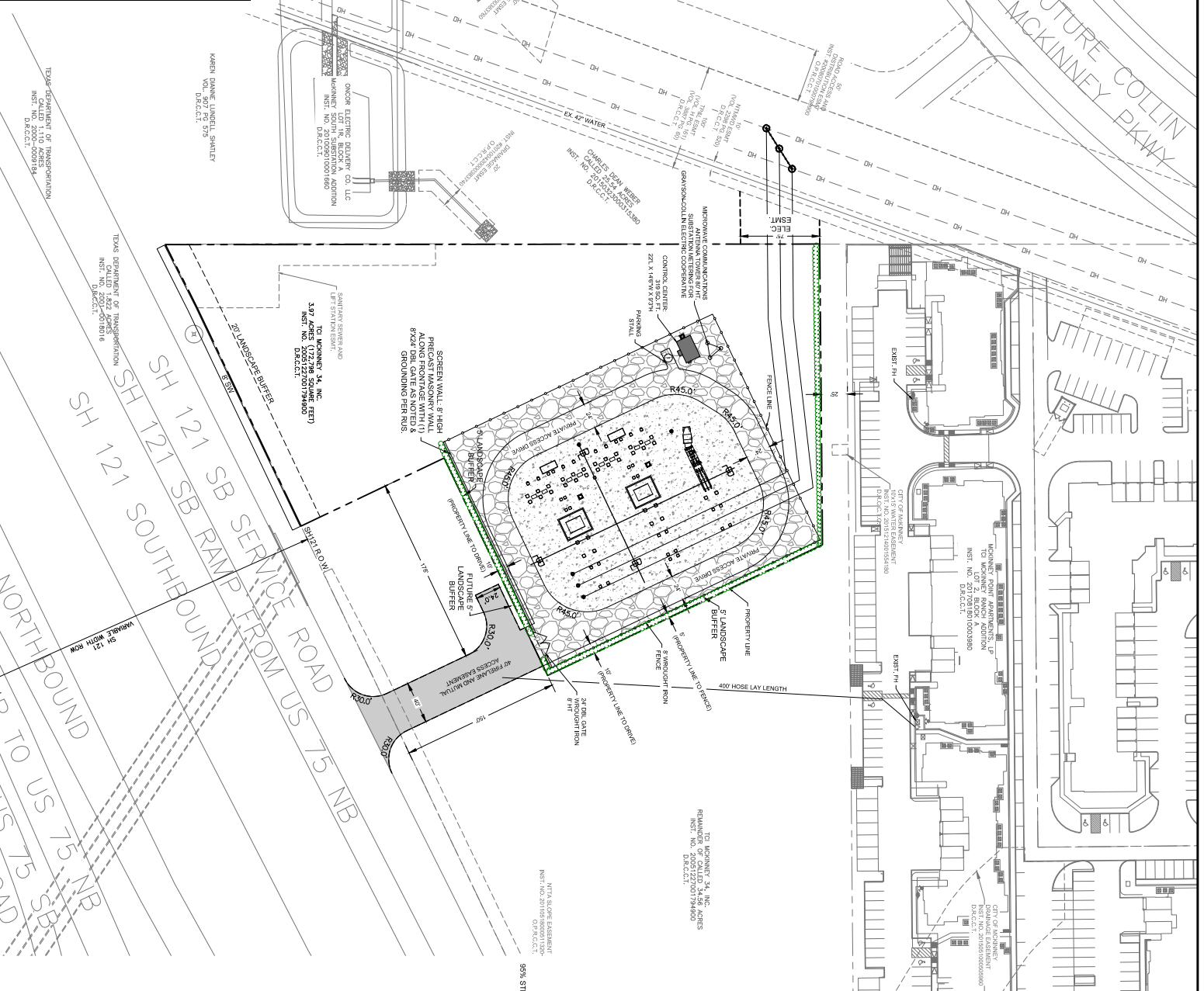
SANCHEZ
& Associates

Certificate of Registration No. F-3665

Exhibit D

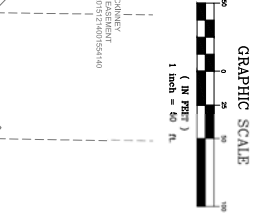
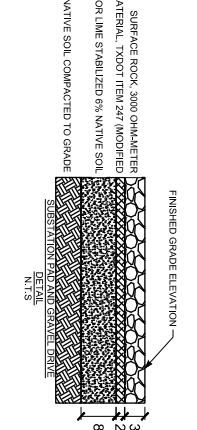


SITE DATA	
LOT AREA	168,883 SQ. FT. (3.87 ACRES)
LOT COVERAGE	319 SQ. FT. (0.19%)
CONTROL CENTER DIMENSIONS	221' X 148'W X 93'H
CONTROL CENTER AREA	319 SQ. FT.
PARKING SPACES REQUIRED	1 - 9'X18'
PARKING SPACES PROVIDED	1 - 9'X18'
SITE ELEVATION ABOVE SEA LEVEL	658 TO 668'
HEIGHT OF CONTROL CENTER ABOVE SEA LEVELS	60'-4'
HEIGHT OF COMMUNICATIONS ANTENNA ABOVE SEA LEVELS	80'-4'
PERCENT IMPERVIOUS AREA	5.15%



ZONING EXHIBIT TRACT 1 FOR GRAYSON-COLLIN ELECTRIC COOPERATIVE	
OWNER:	GRAYSON-COLLIN ELECTRIC CO-OP 1098 N WACO ST MCKINNEY, TEXAS 75071 972-452-1110
ENGINEERS:	SANCHEZ & ASSOCIATES, L.L.C. 2000 N McDONALD STREET MCKINNEY, TEXAS 75071 972-452-8801 A/E/N: CHRISTOPHER H. BLEVINS, PE
APPLICANT:	SANCHEZ & ASSOCIATES, L.L.C. 2000 N McDONALD STREET MCKINNEY, TEXAS 75071 972-452-8801 A/E/N: CHRISTOPHER H. BLEVINS, PE
PROJECT NO.	02136-001

- NOTES**
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY STONE MASONRY OR OTHER ARCHITECTURAL AND THE SANITATION CONTAINER SCREENING WALLS GATE AND FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 59 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.



Scale:	SEE GRAPHIC SCALE
Designed by:	CGA
Drawn by:	CGA
Checked by:	CHB
Date:	6/29/2018
Project No.:	02136-001

ZONING EXHIBIT TRACT 1

GCEC SUBSTATION

Master Planning
Civil Engineering
Land Development

2000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel: 469-424-5900
thesanchezgroup.biz
Certificate of Registration No. F-3665

Exhibit E

The subject property shall develop in conformance with Section 146-113 (“C3” – Regional Commercial District) of the City of McKinney Zoning Ordinance, and as amended, except as follows:

- The following uses shall be prohibited on the subject property:
 - Boarding house or rooming house
 - Independent living facility (retirement community)
 - Watchman or caretaker quarters
 - Halfway house
 - Amusement, commercial (outdoor)
 - Country Club
 - Golf course (public)
 - Golf course (private)
 - Auto painting or body shop
 - Auto parts sales (indoor)
 - Automobile, trailer, light truck, tool rental
 - Automobile, motorcycle, boat (sales, repair, or storage)
 - Bus station
 - Garage, auto repair
 - Service station or motor vehicle fuel sales
 - Taxi or shuttle service
 - Building material sales or monument sales
 - Frozen food lockers
 - Pawnshops
 - Mini-warehouse
 - Warehousing
 - Creamery (dairy products)
 - Livestock auction
 - Stable, commercial

- A utility substation be allowed on Tract 1 as shown on the attached Zoning Exhibit and Site Layout.

- A support tower with communication antennas be allowed on Tract 1 as shown on the attached Zoning Exhibit and Site Layout.
 - The commercial antenna support structure shall be a stealth monopole design with no visible antennas, wires, or transmitters.
 - The maximum height of the commercial antenna support structure shall be 80 feet.
 - The commercial antenna support structure may be located at a distance less than three times the height of the support structure from any property line.

Exhibit E

- The commercial antenna support structure may be located at a distance less than twice the height of the support structure from any residential district boundary or dwelling.
- The communication tower will be solely for the use of the Grayson County Electrical Cooperative (GCEC) utility substation.
- Development of the electrical substation on Tract 1 shall generally conform to the attached Site Layout.
 - An 8' tall solid masonry screening wall and evergreen shrubs (3' tall at the time of planting, acceptable for six foot screening from the Approved Plan List in the Zoning Ordinance) shall be provided as shown on the attached Site Layout.
 - A solid living plant screen composed of evergreen shrubs (3' tall at the time of planting, acceptable for six foot screening from the Approved Plat List in the Zoning Ordinance) shall be provided within a 5' wide landscape buffer along property lines adjacent to Tract 2, as shown on the attached Site Layout.
- Any regulations not modified herein shall follow the regulations of the Zoning Ordinance, and as amended.