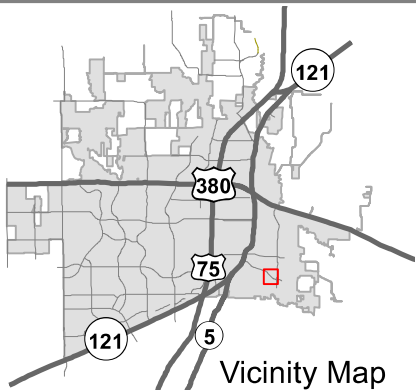
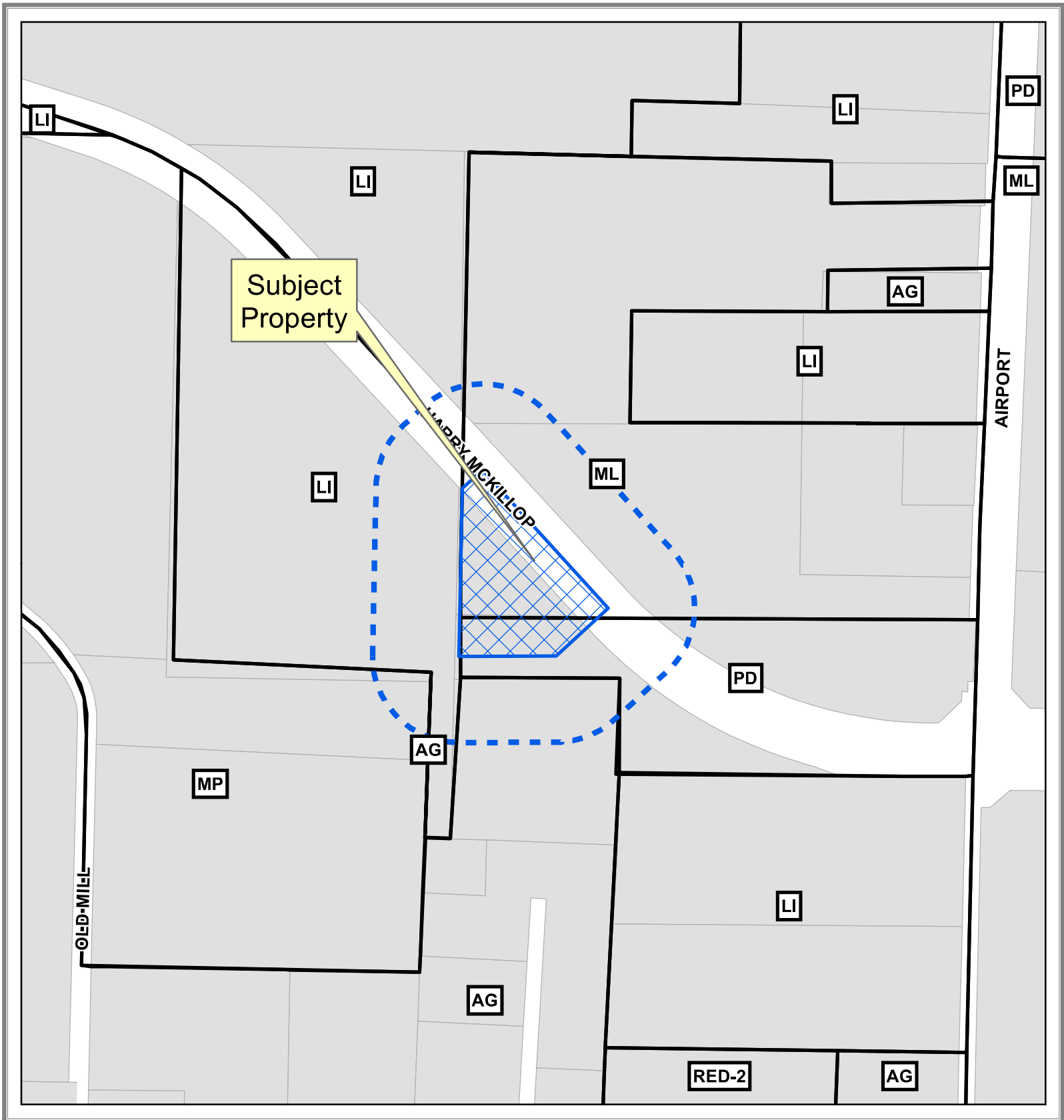


EXHIBIT A



Property Owner Notification Map

20-0026Z



0 160 320 Feet
1 in = 334 ft

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 Description: (2.694 Acres)

Being a tract of land, situated in the F. T. Duffau Survey, Abstract No. 287, in the City of McKinney, Collin County, Texas, and being all of Lot 1, Block B, of **IESI-McKINNEY ADDITION**, an addition to the City of McKinney, as recorded in Volume 2017, Pages 727-728, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being a part of that tract of land, described by deed to Jimmy R. Montgomery and Susan K. Montgomery, as recorded under Document No. 20181214001520640, O.P.R.C.C.T., and also being a portion of Harry McKillop Boulevard, said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "SPARR" found for the northwesterly corner of said Lot 1, same being northeasterly corner of Tract 1, as described by deed to McKinney National Industrial Park, LLC, as recorded under Document No. 20180926001206850, O.P.R.C.C.T., said corner also being in the southwesterly monumented line of Harry McKillop Boulevard;

THENCE over and across said Harry McKillop Boulevard, the following courses and distances:

North 47°37'41" East, a distance of 70.00' to a point for corner;


South 42°22'19" East, a distance of 487.05' to a point for corner;

South 47°37'41" West, passing the southwesterly monumented line of Harry McKillop Boulevard, at a distance of 69.93' and continuing along the southeasterly line of the herein described tract, same being over and across said Montgomery tract, a total distance of 183.97' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southeasterly corner of the herein described tract;

THENCE South 89°46'01" West, continuing over and across said Montgomery tract, a distance of 253.46' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southwesterly corner of the herein described tract, said corner being in the westerly line of said Montgomery tract, same being in the easterly line of the aforementioned Tract 1;

THENCE North 01°10'12" East, along the common line between said Montgomery tract and Tract 1, a distance of 103.16' to a 1/2" iron rod found for the most westerly northwest corner of said Montgomery tract, same being the southwesterly corner of said Lot 1;

THENCE North 01°15'03" East, along the common line between said Lot 1 and Tract 1, a distance of 334.60' to the **POINT OF BEGINNING** and containing 117,333 square feet or 2.694 acres of land, more or less, of which 34,093 square feet or 0.783 acres is located within the right-of-way for Harry McKillop Boulevard.

DATE: 03/17/2020	ZONING EXHIBIT F. T. DUFFAU SURVEY ABSTRACT NO. 287 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS	 North Texas Surveying, L.L.C. Registered Professional Land Surveyors 1010 West University Drive McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexasurveying.com Firm Registration No. 10074200
REVISED:		
SCALE: 1" = 40'		
CHK'D. BY: M.B.A.		
JOB NO.: 2019-0084		

