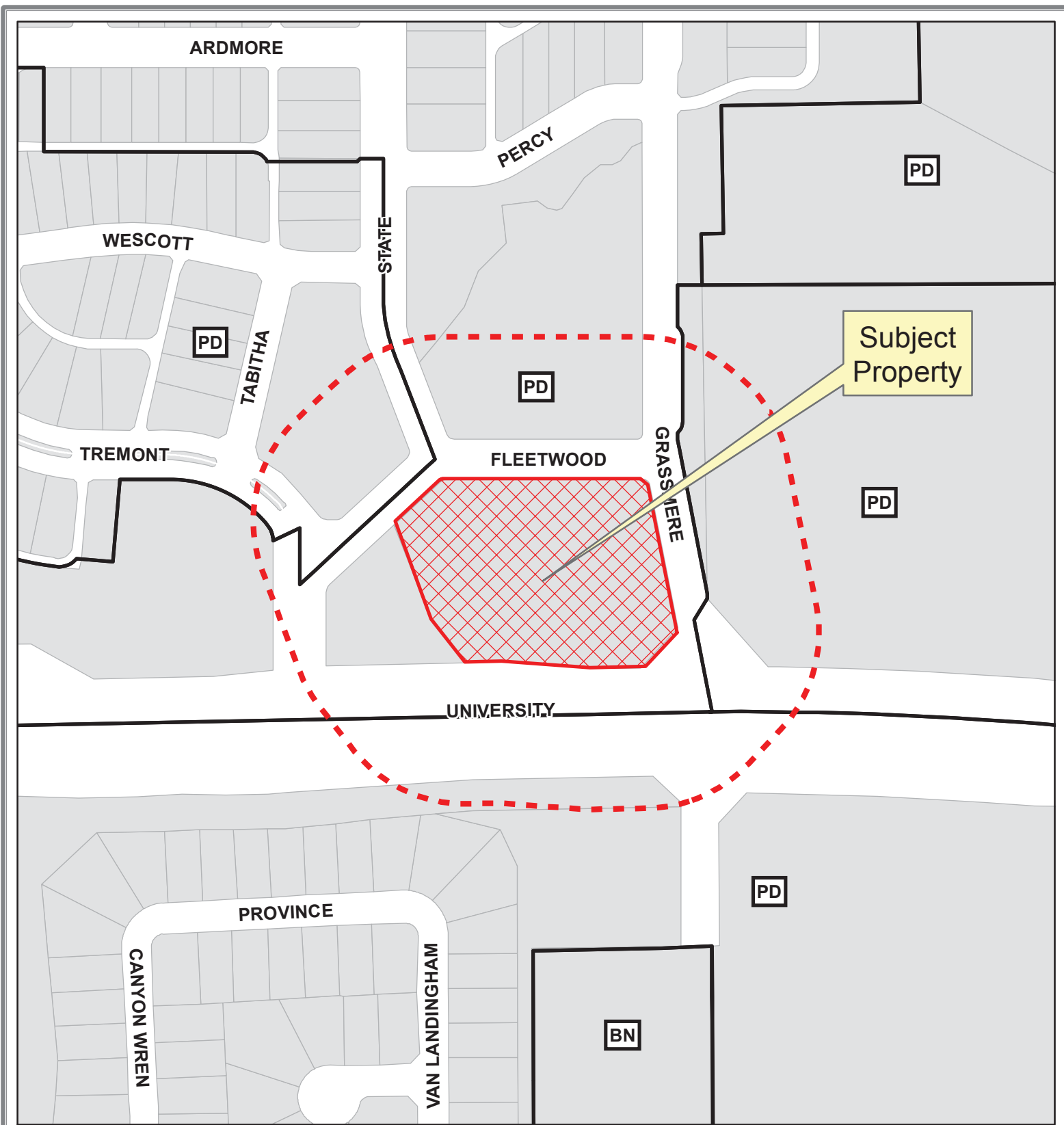


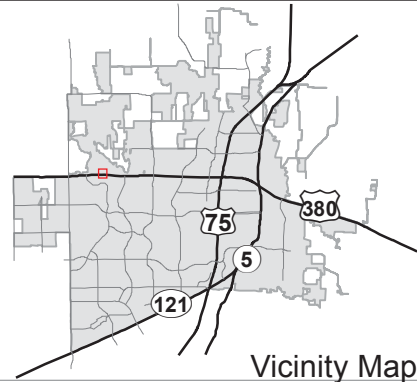
Exhibit A



Notification Map

Case: 17-136Z

----- 200' Buffer



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
2.566 ACRES
LOT 1R BLOCK C
TUCKER HILL, PHASE 1A
MERIDAY ASHLOCK SURVEY, A-20
COLLIN COUNTY, TEXAS**

Being 2.566 acres of land, situated in the Meriday Ashlock Survey, A-20, Collin County, Texas, and being all of Lot 1, Block C, of the Tucker Hill, Phase 1A addition according to the plat recorded in Volume 2007, Page 536, Plat Records of Collin County, Texas, said 2.566 acres of land being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found at the most easterly corner of the above mentioned Lot 1, Block C, the same being the point of intersection of the west right-of-way line of Grassmere Lane (56 foot right-of-way) with the north right-of-way line of U. S. Highway No. 380 (variable width);

THENCE S 43° 14' 49" W, along said north right-of-way line, the same being the south boundary line of said Lot 1 Block C, a distance of 73.67 feet to a ½" iron rod with a plastic cap stamped "KSA ENG" set at an angle point;

THENCE S 88° 49' 17" W, continuing along said north right-of-way line and said south boundary line, 87.79 feet to a ½" iron rod with a plastic cap stamped "KSA ENG" set at an angle point;

THENCE N 85° 53' 29" W, continuing along said north right-of-way line and said south boundary line, 140.44 feet to a ½" iron rod with a plastic cap stamped "KSA ENG" set at an angle point;

THENCE S 88° 49' 36" W, continuing along said north right-of-way line and said south boundary line, 58.95 feet to a ½" iron rod with a plastic cap stamped "KSA ENG" set at an angle point;

THENCE N 37° 43' 39" W, along the west boundary line of said Lot 1, Block C, the same being the east boundary line of Common Area C-1, a distance of 86.46 feet to a 5/8" iron rod found at an angle point;

THENCE N 20° 17' 26" W, continuing along the common line between said Lot 1 and said Common Area C-1, a distance of 165.39 feet to a PK nail found at the most westerly corner of said Lot 1, Block C, the same being the most northerly corner of said Common Area C-1, the same also being in the south right-of-way line of Fleetwood Street (64 foot right-of-way);

THENCE N 47° 09' 59" E, along said south right-of-way line, the same being the north boundary line of said Lot 1, Block C, a distance of 93.87 feet to a ½" iron rod with a plastic cap stamped "KSA ENG" set at the beginning of a curve to the right;

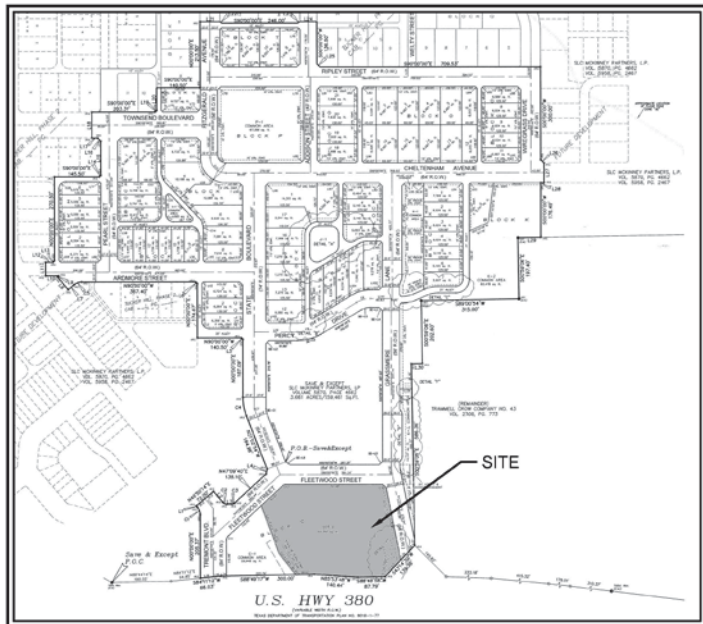
THENCE in a northeasterly direction, continuing along said south right-of-way line and said north boundary line, following said curve having a delta angle of 42° 51' 45", a radius of 13.00 feet, and an arc length of 9.73 feet (chord = N 68°35' 09" E, 9.50 feet) to a 5/8" iron rod found at the end of said curve;

THENCE S 89°59' 41" E, continuing along said south right-of-way line and said north boundary line, 311.48 feet to a 5/8" iron rod found at an angle point;

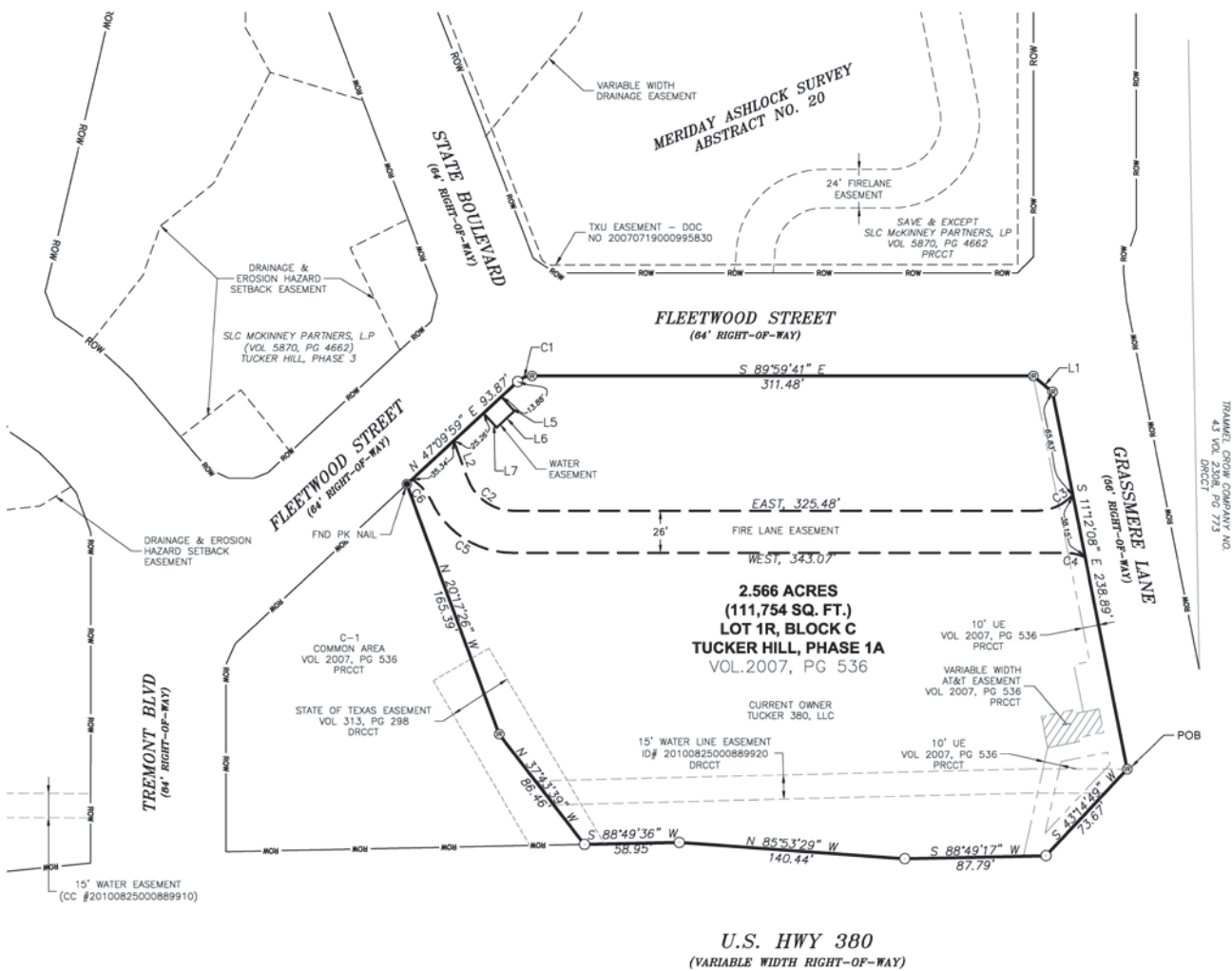
THENCE S 50° 35' 55" E, continuing along said south right-of-way line and said north boundary line, 15.46 feet to the point of intersection with the west right-of-way line of the aforementioned Grassmere Lane;

THENCE S 11° 12' 08" E, along said west right-of-way line, the same being the east boundary line of said Lot 1, Block C, a distance of 238.89 feet to the **PLACE OF BEGINNING** and containing 2.566 acres of land, more or less.

Exhibit C



LOCATION MAP



U.S. HWY 380
(VARIABLE WIDTH RIGHT-OF-WAY)

Exhibit D

AMENDMENT TO ORDINANCE 2010-10-242

TUCKER HILL PATTERN BOOK (DATED SEPTEMBER 2010)

All development standards and permitted uses as outlined in the original document Tucker Hill Pattern Book found in existing ordinance no. 2010-10-242 shall remain in place for the subject property, except as outlined below.

Standards and uses shall pertain to the indicated "Mixed Use Urban Center T5 Transect Zone" located on the 2.565 acre parcel at the Tucker Hill Master Planned Development. Lot 1, Block C, Tucker Hill.

PERMITTED USE:

1. Bank, savings and loan, or similar institution
2. Office, (business, professional or research)
3. Office, medical, dental, or similar health services
4. Restaurant, cafe, or similar establishment (with outdoor patio seating and a drive-through complying with design standards above)
5. All other permitted uses contained within existing ordinance no. 2010-10-242

DESIGN STANDARDS:

1. Amended standards below shall apply to stated uses only.
2. Bank, savings and loan, or similar institution – allow for a minimum of 2 stacking spaces per drive-through teller or ATM station
3. Restaurant, cafe, or similar recreational or amusement establishment – allow for a minimum of 5 stacking spaces from the point where the order is placed.
4. Allow for these stacking spaces to be shared, combined, or run concurrently.

ADDITIONAL LANDSCAPING STANDARDS:

1. In addition to any existing required landscaping, plantings adjacent to stacking spaces shall be increased by an additional 250 SF of bedding comprising of plantings approved by City of McKinney ordinances. Also, an additional 2 medium canopy trees shall be placed adjacent above mentioned stacking spaces.