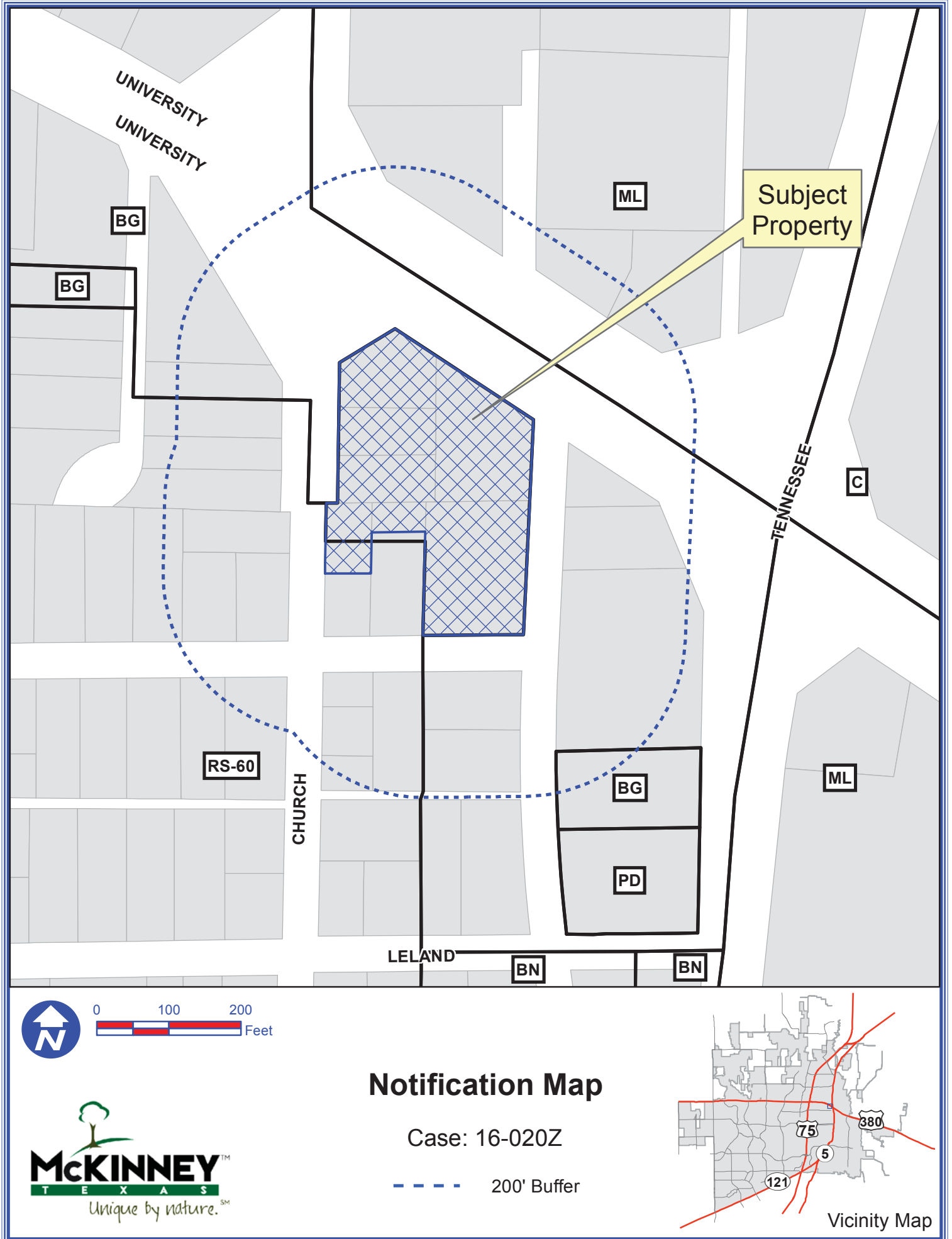


EXHIBIT A



Path: S:\MCKGIS\Notification\Projects\2016\16-020Z.mxd

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

LEGAL DESCRIPTION

BEING all of Lots 1 thru 5, Block D, Muse Addition, an Addition to the plat thereof recorded in Volume 174, Page 174, of the Public Records of Collin County, Texas and being part of Lots 1 and 2 of Block D as shown on the Juban Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

THE SOUTHWEST CORNER OF THE INTERSECTION OF THE WAY LINE OF PEARSON AVE. AND THE WEST RIGHT OF WAY LINE OF KENTUCKY STREET; 88°40'15" W following the south ROW line of Pearson Ave. a distance of 120.01' to a point;

THENCE N 00°14'35" W a distance of 129.08' to a point;

THENCE S 88°54'30" W a distance of 130.00' to a point;

THENCE N 00°14'35" W a distance of 49.99' to a point;

THENCE N 88°54'30" W a distance of 70.13' to a point in the east Right Of Way line of Church Street;

THENCE S 88°54'30" W a distance of 70.13' to a point in the east ROW line of Church Street and the south line of a 15' Alley;

THENCE S 88°54'30" E following the south line of said Alley a distance of 20.00' to a point;

THENCE N 00°14'35" W following the north line of said Alley and continuing along the east ROW line of said Church Street a distance of 195.05' to a point being the south end of a corner;

THENCE N 41°53'15" E following the corner c/s a distance of 94.88' to a point in the south ROW line of State Highway No. 380/University Drive;

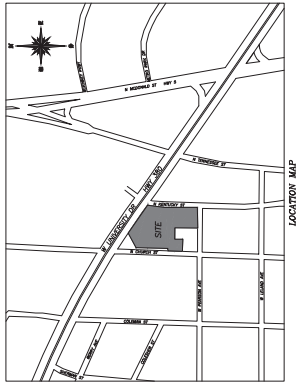
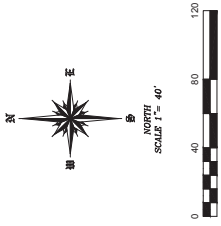
THENCE S 88°54'30" W following the south ROW line of State Highway No. 380/University Drive a distance of 200.00' to an intersection of the south ROW line of State Highway No. 380/University Drive and the west ROW line of said Kentucky Street;

THENCE S 00°14'35" E following the west ROW line of said Kentucky Street a distance of 118.85' to a point;

THENCE N 00°14'35" W following the north line of said Kentucky Street a distance of 3.34' to a point;

THENCE S 07°57'22" W following the west ROW line of said Kentucky Street a distance of 120.01' to a point;

THENCE S 88°54'30" W following the west ROW line of said Kentucky Street a distance of 120.01' to the POINT OF BEGINNING, and containing 79,001 Square Feet or 1.814 Acres of land.



ZONING EXHIBIT
1.814 ACRES
LOTS 1 THRU 5
BLOCK D
MILLIE MUSE ADDITION
BLOCK A
URBANTON ADDITION
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SURDUKAN SURVEYING, INC.
 P.O. BOX 124
 AUSTIN, TEXAS 78769
 PHN NO. 10089500

