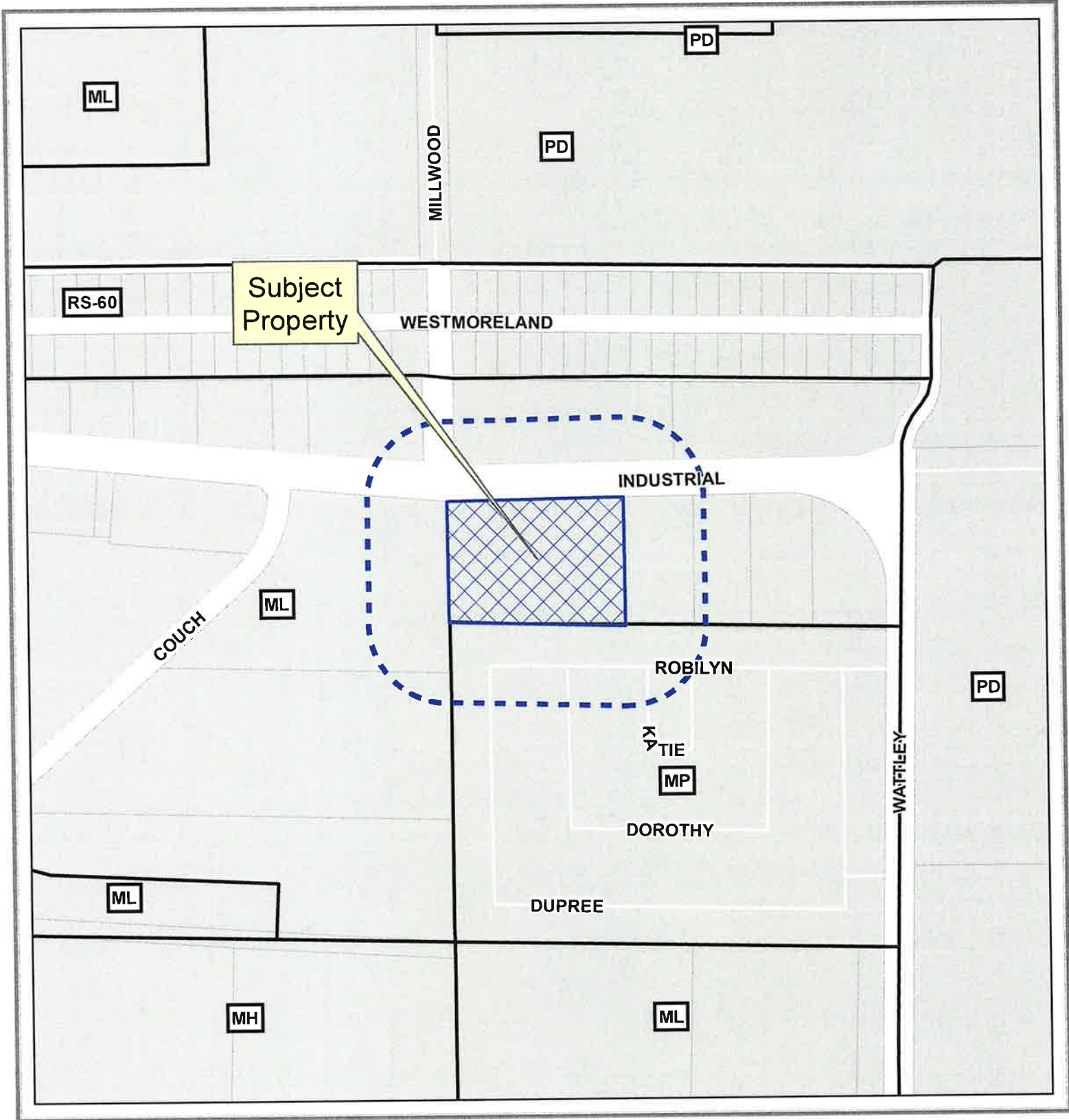


# EXHIBIT A



## Property Owner Notification Map

SUP2020-0001

— — — — — 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

## DESCRIPTION

4.001 ACRES

**SITUATED** in the City of McKinney, in the W. S. Richardson Survey, Abstract No. 747 of Collin County, Texas and being that same tract of land described in a Special Warranty Deed to Tomes Texas Star, LLC, dated April 4, 2014 and recorded in Document No. 20140407000331210, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found on the south right-of-way line of Industrial Boulevard (a.k.a. F.M. Highway 546 ~ 100' wide right-of-way) for the northeast corner of said Tomes tract and same being the northwest corner of Lot 1, Block A of Medro Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet E, Page 38, Plat Records, Collin County, Texas (P.R.C.C.T.);

**THENCE:** South 00 deg. 17 min. 38 sec. East (Reference Bearing), along the common line of said Tomes tract and Medro Addition, a distance of 362.80 feet to a 5/8 inch iron rod found for the southeast corner of said Tomes tract, the southwest corner of said Medro Addition and said point being on the north line of that certain called 25.020 acre tract of land described in a deed to Bramblewood Associates, Ltd., recorded in Volume 5401, Page 6558, D.R.C.C.T.;

**THENCE:** North 88 deg. 27 min. 32 sec. West, along the common line of said Tomes tract and Bramblewood tract, a distance of 495.91 feet to a 5/8 inch iron rod, topped with a plastic cap, stamped "SPARR", found for the southwest corner of said Tomes tract, the northwest corner of said Bramblewood tract and said point being on the east line of Lot 2A, Block C of McKinney Industrial Park No. 2, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet I, Page 582, P.R.C.C.T.;

**THENCE:** North 00 deg. 16 min. 47 sec. West, along the common line of said Tomes tract and McKinney Industrial Park, a distance of 341.11 feet to a 1/2 inch iron rod found on the south right-of-way line of the above described Industrial Boulevard, for the northwest corner of said Tomes tract and the northeast corner of said McKinney Industrial Park and said point being in a non-tangent curve to the left, having a central angle ( $\Delta$ ) of 01 deg. 24 min. 42 sec., a radius of 1,959.89 feet and a chord that bears North 89 deg. 40 min. 20 sec. East – 48.29 feet;

**THENCE:** Along the common line of said Tomes tract and Industrial Boulevard, with said curve to the left, an arc distance of 48.29 feet to a point for corner at the end of said curve (northwest corner of business monument sign);

**THENCE:** North 88 deg. 57 min. 57 sec. East, continuing along the common line of said Tomes tract and Industrial Boulevard, a distance of 447.32 feet to the POINT OF BEGINNING and containing 174,296 square feet or 4.001 acres.

