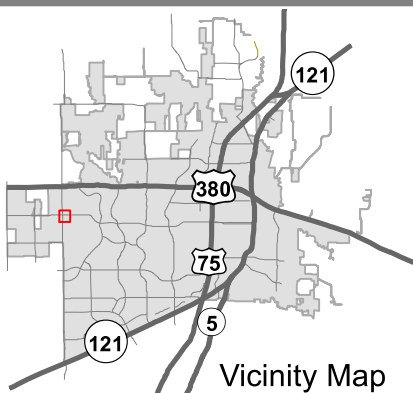
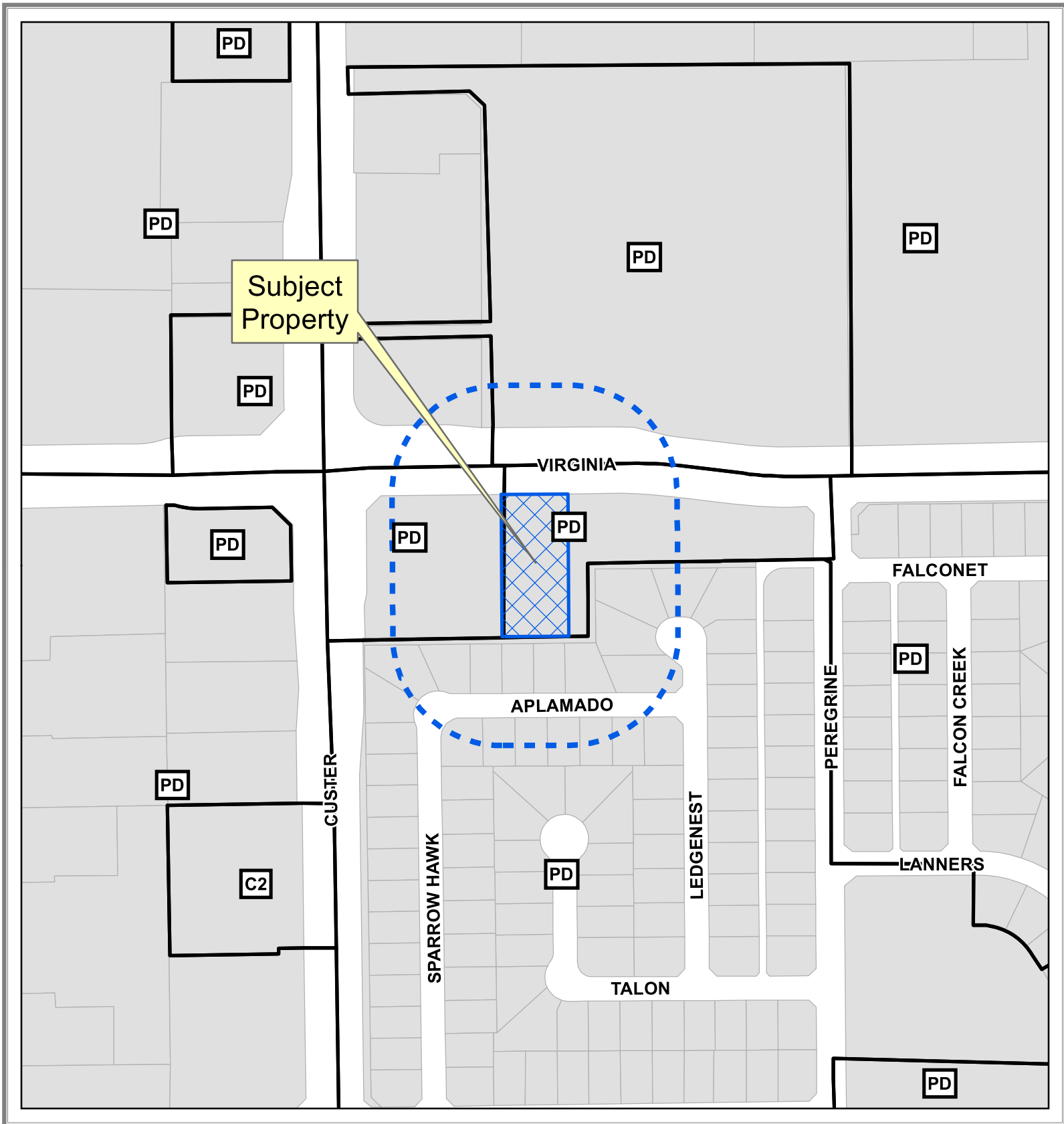


Exhibit A



Property Owner Notification Map

Zone2019-0066



0 130 260 Feet
1 in = 265 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

BEING a tract of land in the G.C. Baccus Survey, Abstract No. 119, being all of Lot 2R, Block A, Minor Replat Matson Addition, an addition to the City of McKinney, recorded in Cabinet Q, Page 27, Map Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/4 inch iron rod found for corner in the southerly right of way line of Virginia Parkway (140' ROW), said iron being the northeasterly corner of Lot 3, Block A of said Minor Replat Matson Addition;

THENCE departing the southerly right of way line of said Virginia Parkway, along the northerly line of Lot 2R, North 89°45'02" East, along the North line of said Lot 2R, a distance of 138.17 feet to a 3/4 inch iron rod;

THENCE South 00°24'24" East, along the East line of said Lot 2R, and a distance of 292.35 feet to a point for corner in the northerly line of a Common Area, Falcon Creek – Phase II, an addition to the City of McKinney, recorded in Cabinet J, Page 160, Map Records of Collin County, Texas;

THENCE South 89°45'02" West, along the South line of said Lot 2R, a distance of 138.17 feet to a point for corner in the northerly line of a Common Area, Falcon Creek – Phase II, an addition to the City of McKinney, recorded in Cabinet J, Page 160, Map Records of Collin County, Texas;

THENCE North 00°24'24" West, along the West line of said Lot 2R, and a distance of 292.35 feet to the POINT OF BEGINNING and containing 0.928 acres of land, more or less.

Subject to the following:

1. Easement granted by W. P. Wilson and Martha Wilson to Danville Water Supply Corporation, filed 01/26/1968, recorded in Volume 703, Page 436, Deed Records of Collin County, Texas, and as noted on survey of MCCULLAH SURVEYING, INC., certified to by David F. McCullah, R.P.L.S. #4023, last revised 12/16/2003
2. Easement to Denton County Electric Cooperative Inc. as set out in Warranty Deed filed 05/08/1940, recorded in Volume 327, Page 129, Deed Records, Collin County, Texas and as noted on survey of MCCULLAH SURVEYING, INC., certified by David P. McCullah, R.P.L.S. #4023, last revised 12/16/2003
3. Mineral estate and interest described in instrument recorded in Volume 385, Page 132, Deed Records of Collin County, Texas. Title to said interest not checked subsequent to the date thereof.

