

**EXHIBIT A**

Subject Property

APLAMADO

CUSTER

SPARROW HAWK

TALON

FALCON VIEW

CLEAR SPRINGS

MERLIN

PD

PD

PD

PD

PD

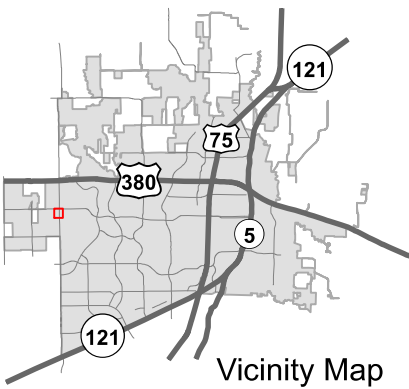
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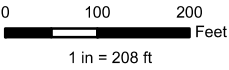
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Vicinity Map

### Location Map

18-0066Z



**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.

Source: City of McKinney GIS  
Date: 6/14/2018

# EXHIBIT B

## FIELD NOTES

1.97 ACRES

G.S. BACCUS SURVEY

PART OF LOT 10, BLOCK A  
WATER TOWER ADDITION

ABSTRACT NO. 119

CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G.S. BACCUS SURVEY, A-119, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING DESCRIBED AS PART OF LOT 10, BLOCK A, OF THE WATER TOWER ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2016, PAGE 2, OF THE MAP RECORDS, COLLIN COUNTY, TEXAS (MRCCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap labeled #4207 in the west line of Custer Road, being the northeast corner of Lot 10 and this tract;

THENCE, S 00°49'17" E, 298.00 feet along the west line of Custer Road being the east line of this tract to a 1/2" iron rod set with a plastic cap labeled #4207 in the east line of Lot 10, being the southeast corner of this tract;

THENCE, through Lot 10 as follows: S 89°10'43" W, 54.00 feet to a 1/2" iron rod set with a plastic cap labeled #4207; S 00°49'17" E, 12.00 feet to a 1/2" iron rod set with a plastic cap labeled #4207; S 89°10'43" W, 224.35 feet to an 'X' mark found in concrete in the east line of Lot 7, the west line of Lot 10, being the southwest corner of this tract;

THENCE, N 00°49'17" W, 310.00 feet along the common line of Lot 7 and Lot 10 to an 'X' mark cut in concrete at the southeast corner of Lot 3R as shown in plat recorded in Volume 2014, Page 352 of the MRCCT, the southwest corner of Lot 5R as shown in plat recorded in Volume 2014, Page 352 of the MRCCT, being the northwest corner of Lot 10 and this tract;

THENCE, N 89°10'43" E, 278.35 feet along the common line of Lot 5R and this tract, passing the southeast corner of Lot 5R, to the POINT OF BEGINNING and CONTAINING 1.97 ACRES OF LAND MORE OR LESS.

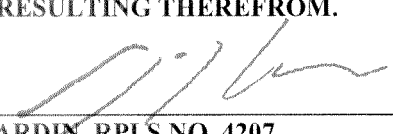
BASIS OF BEARINGS: RECORDED PLAT VOLUME 2016, PAGE 2 OF THE MRCCT

### SURVEYOR'S CERTIFICATE

DATE: APRIL 19, 2018

TO: LY

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represents the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

  
GARY L. HARDIN, RPLS NO. 4207  
FIRM REGISTRATION NO. 10114700  
W.O.# 1804043 (SEE SURVEY)



# LAND TITLE SURVEY

CUSTER DRIVE, MCKINNEY, TEXAS 75070  
 BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE G.S. BACCUS SURVEY, A-119, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING DESCRIBED AS PART OF LOT 10, BLOCK A, OF THE WATER TOWER ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2016, PAGE 2, OF THE MAP RECORDS, COLLIN COUNTY, TEXAS (MRCCT).

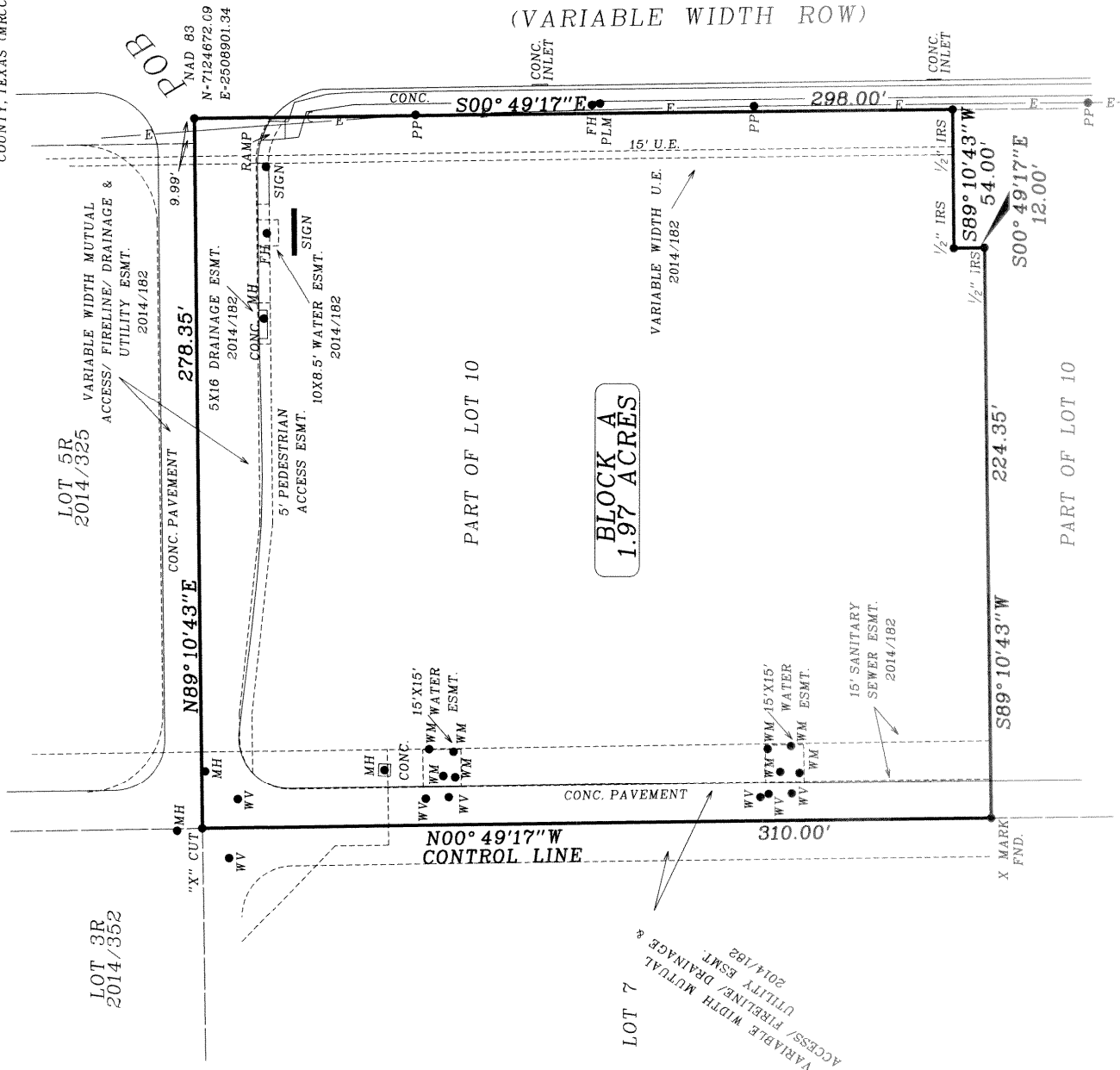
LOT 3R  
2014/352

LOT 5R  
2014/325

PART OF LOT 10

**BLOCK A**  
1.97 ACRES

PART OF LOT 10



### LEGEND

T	TELEPHONE LINE
C	CABLE LINE
X	FENCE
E	POWER LINE
CONC.	CONCRETE
PP	POWER POLE
WM	WATER METER
IPF	IRON PIPE FOUND
IRS	IRON ROD SET
W/CAP	W/CAP * 4207
IPF	IRON PIPE FOUND
FC	FENCE CORNER FOUND
TB	TELEPHONE BOX
LP	LIGHT POLE
BCS	BURIED CABLE SIGN
GM	GAS METER
PP	PROPANE TANK
SP	SERVICE POLE
FH	FIRE HYDRANT
WV	WATER VALVE

**BASIS OF BEARINGS:**  
 TEXAS COORDINATE  
 SYSTEM NORTH  
 CENTRAL ZONE NAD 83

### SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK, AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO FLOOD PLAIN DESIGNATION WAS DETERMINED BY THIS SURVEYOR.

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

THE ADDRESS SHOWN WAS PROVIDED BY OTHERS. HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

THIS PROPERTY IS SUBJECT TO THE RULES, REGULATION, AND ZONING ORDINANCES IMPOSED BY THE CITY OF MCKINNEY.

I, GARY L. HARDIN R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF APRIL 2018 AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, CONFLICTS OR PROTRUSIONS OTHER THAN SHOWN.

GARY L. HARDIN R.P.L.S. # 4207  
 SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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 SEE FIELD NOTES

## HARDIN SURVEYING

PO BOX 587  
 MABANK, TEXAS 75147  
 (903) 887-5674  
 FIRM # 10114700

DATE PERFORMED: APRIL 19, 2018  
 SCALE: 1" = 50 FEET  
 WORK ORDER #1804043  
 DRAWN BY: JP/TF  
 CHECKED BY: TP  
 THIS SURVEY WAS PERFORMED FOR: LY

