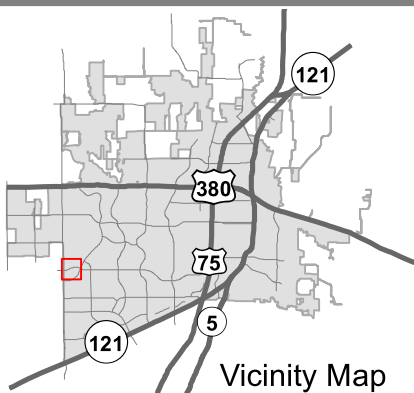
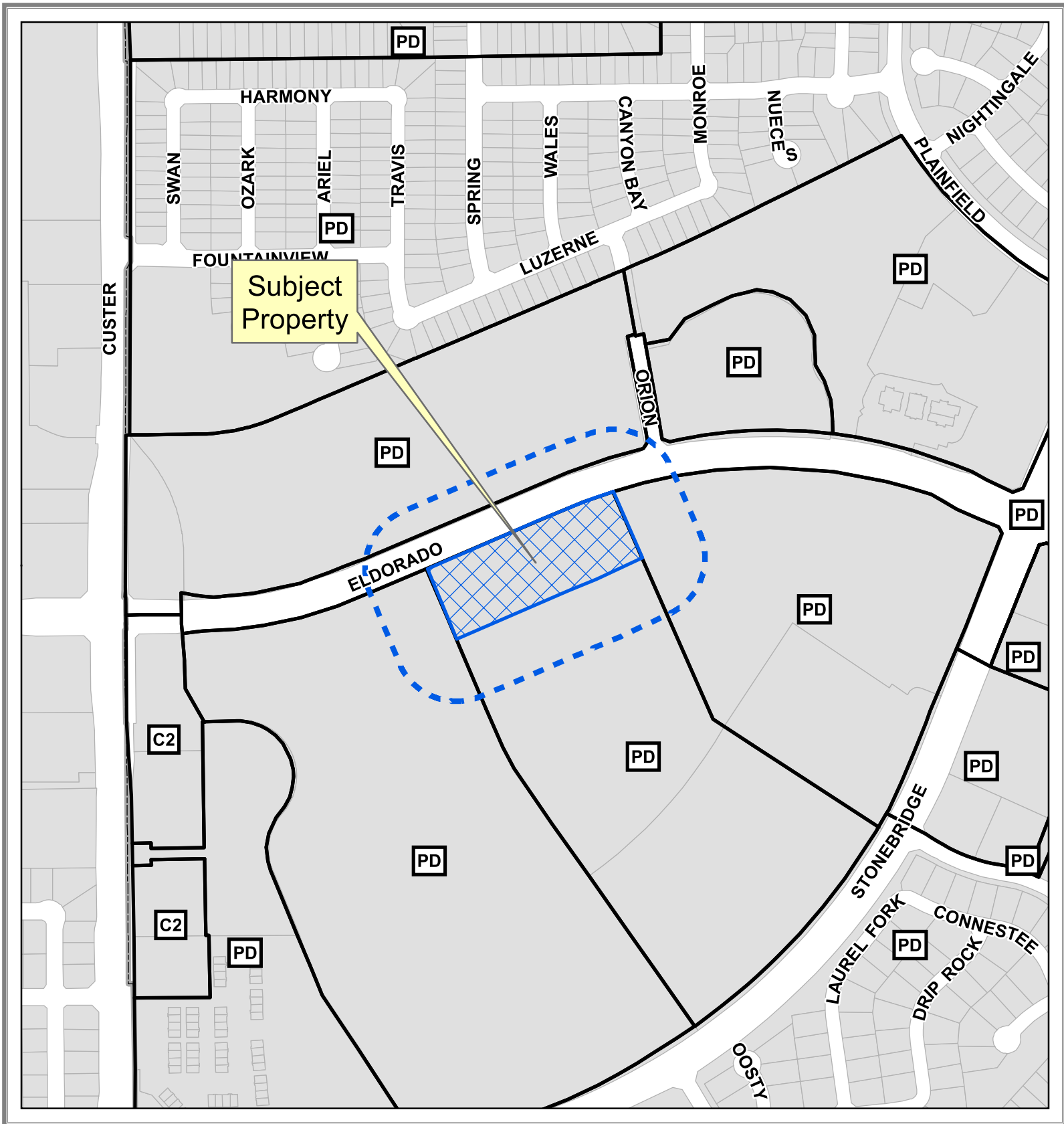
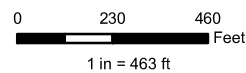


Exhibit A



Property Owner Notification Map

Zone2019-0024



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

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the A.S. YOUNG SURVEY, ABSTRACT NO. 1037, City of McKinney, Collin County, Texas and being all of Lot 1, Block A, Parcel 813A - Phase III, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet 2018, Page 476 Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "PETSCH" found for the Northeast corner of said Lot 1, Block A, Parcel 813A - Phase III, and being the Northwest corner of Lot 2, Block A, Parcel 813B Addition, an addition to the City of McKinney, Collin County, Texas according to the plat thereof recorded in Cabinet 2013, Page 252, Official Public Records, Collin County, Texas, said iron rod also being situated in the Southerly right-of-way line of Eldorado Parkway (120' right-of-way)

THENCE South 23 deg 51 min 19 sec East, departing said Southerly right-of-way line and along the Southwesterly line of said Lot 2, Block A, Parcel 813B and the Northeasterly line of said Lot 1, Block A, Parcel 813A - Phase III, a distance of 260.53 feet to a 1/2-inch iron rod found for corner, said iron rod being the Southeasterly corner of said Lot 1, Block A, Parcel 813A - Phase III and the Northeasterly corner of Lot 2, Block A, of said Parcel 813A - Phase III;

THENCE South 65 deg 11 min 28 sec West, departing the Southwesterly line of said Lot 2, Block A, Parcel 813B Addition and along the Southeasterly line of said Lot 1, Block A, Parcel 813A - Phase III and the Northwesterly line of said Lot 2, Block A, Parcel 813A - Phase III, a distance of 183.21 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 66 deg 58 min 53 sec West, continuing along said Southeasterly and said Northwesterly line, a distance of 547.35 feet to a 1/2-inch iron rod with yellow plastic cap stamped "JBI" found for the Southwesterly corner of said Lot 1, Block A, Parcel 813A - Phase III, said iron rod being situated in the Northeasterly line of Lot 1R, Block A, United American Insurance Company Addition, according to the plat thereof recorded in Cabinet 2007, Page 590, Official Public Records, Collin County, Texas;

THENCE North 23 deg 01 min 57 sec West, along the Southwesterly line of said Lot 1, Block A, Parcel 813A - Phase III and the Northeasterly line of said Lot 1R, Block A, United American Insurance Company Addition, a distance of 275.00 feet to a 1/2-inch iron rod found for the Northwesterly corner of said Lot 1, Block A, Parcel 813A - Phase III, and the Northeasterly corner of said Lot 1R, Block A, United American Insurance Company Addition, said iron rod being situated in the Southerly right-of-way of said Eldorado Parkway;

Exhibit B

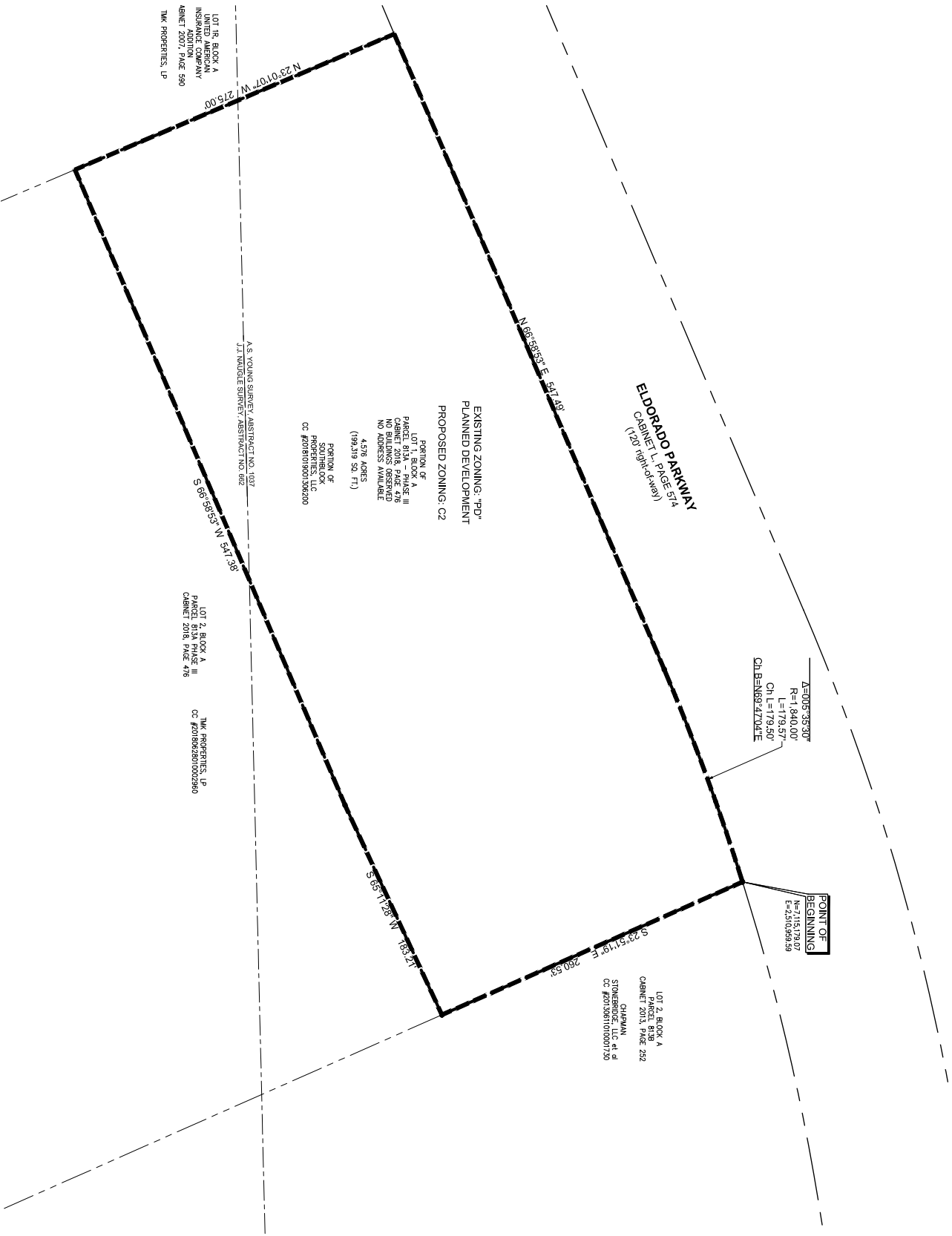
THENCE North 66 deg 58 min 53 sec East, along the Southerly right-of-way line of said Eldorado Parkway, a distance of 547.45 feet to a 1/2-inch iron rod with yellow plastic cap stamped "JBI" found for corner and the beginning of a curve to the right having a radius of 1,840.00 feet, a central angle of 05 deg 35 min 30 sec, a chord bearing of North 69 deg 47 min 04 sec East and a chord length of 179.50 feet;

THENCE continuing along said southerly right-of-way line and said curve to the right, an arc distance of 179.57 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 4.576 acres or 199,311 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 10th day of December, 2018, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of McKinney, GPS Monument #55 and Monument #5.

Exhibit C

Drawing name: L:\Adotia\18-798 Eldorado (Between Custer & Stonebridge) McKinney TX\01 Preliminary\Site Sketch\18798 Zoning Exhibit.dwg May 02, 2019 - 1:46pm



POINT OF BEGINNING
 N=7151.75,07
 E=2510.999,59
 CH. BEARS 47.04 FT E
 CH. L=178.37
 CH. L=178.37
 N=1340.00
 S=2075.33,97

LOT 2, BLOCK A
 CHAPMAN
 CABINET 2013, PAGE 252
 CC #201806110007149

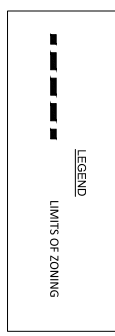
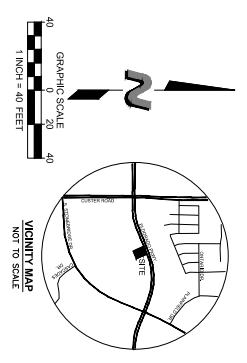
LOT 2, BLOCK A
 PARCEL 813A PHASE III
 CABINET 2018, PAGE 478
 CC #2018062800002960
 TKK PROPERTIES, LP

PORTION OF
 SOUTHBLOCK
 PROPERTIES, LLC
 CC #20181019001006200
 4.578 ACRES
 (195219 SQ. FT.)

EXISTING ZONING: "PD"
 PLANNED DEVELOPMENT
 PROPOSED ZONING: C2

LOT 16, BLOCK A
 UNITED AMERICAN
 INSURANCE COMPANY
 CABINET 2007, PAGE 580
 TKK PROPERTIES, LP

A.S. YOUNG SURVEY/ABSTRACT NO. 1197
 J.T. VAUGHN SURVEY/ABSTRACT NO. 882



1874 ACRES LOCATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SHEET ZE	ZONING EXHIBIT								 ARCHITECTURE CIVIL ENGINEERING MEP ENGINEERING 10705 BASKINBLISS ROAD, FULFORD, TEXAS 75118 TEL: 214.232.2100 www.thedimensiongroup.com
	ELDORADO DAYCARE CENTER ELDORADO PARKWAY NEAR CUSTER ROAD MCKINNEY, TEXAS	#	DATE	REVISION DESCRIPTION	BY	DATE	DRAWN BY	DESIGNED BY	
		project no.	date	dwg	approved by				
		18-798	5/02/2019 - 1:46 pm	18798 Zoning Exhibit.dwg					