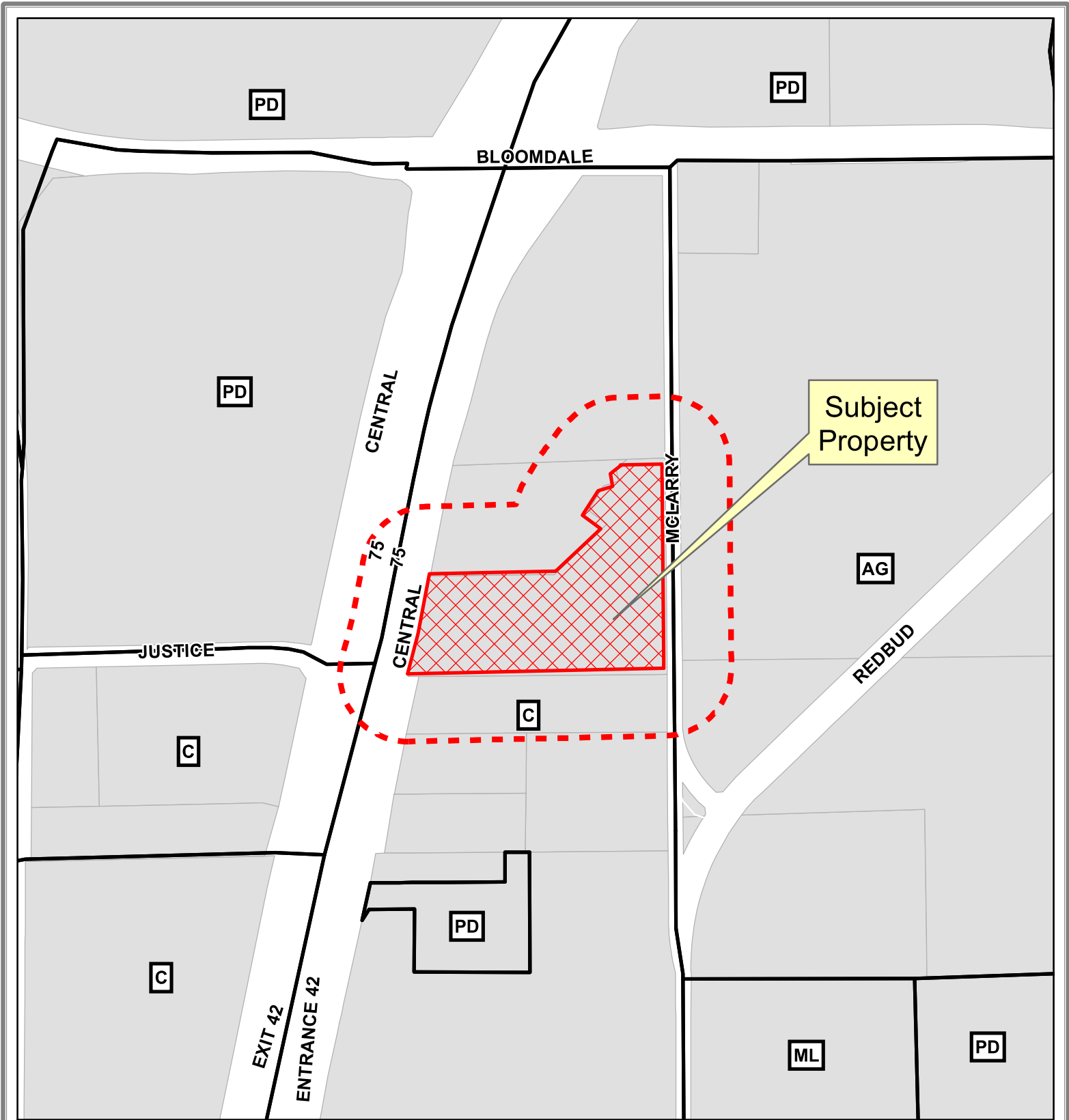


EXHIBIT A



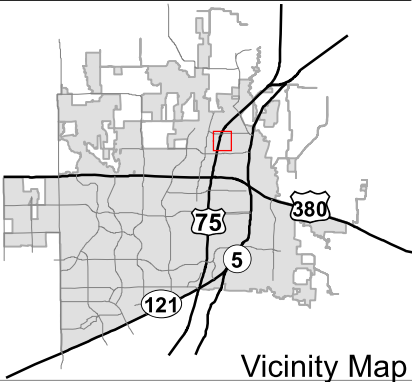
0 260 520  
Feet



Notification Map

Case: 17-074Z

--- 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

Received 3/13/2017

Tract A  
ZONING METES AND BOUNDS DESCRIPTION  
C-3 Commercial Parcel

Being an 3.9021 acre tract of land situated in the City of McKinney, Collin County, Texas, being a part of the Thomas J. McDonald Survey, Abstract No. 576, and being a part of the 12.817 acre tract of land conveyed to Howard Hamilton and Alexander R. Modelski by deed of record in Instrument No. 94-0025396 of the Official Public Records, Collin County, Texas, said 3.9021 acre tract being more fully described as follows:

Commencing at a point in the east right-of-way line of U.S. Highway 75 (North Central Expressway) at the southwest corner of Lot 1, Block A of the New Holland Addition, an addition to the City of McKinney as shown by plat of record in Volume K, Page 203 of the Plat Records, Collin County, Texas;

THENCE North 88 degrees 46 minutes 23 seconds East with the south line of said New Holland Addition, a distance of 40.38 feet to a point for the most westerly northwest corner of the herein described tract, the TRUE POINT-OF-BEGINNING;

THENCE North 88 degrees 46 minutes 23 seconds East continuing with the south line of said New Holland Addition, passing a point at 346.69 feet and continuing a total distance of 422.22 feet to a point in a branch of Honey Creek for corner;

THENCE North 46 degrees 39 minutes 24 seconds East, a distance of 105.18 feet;

THENCE South 06 degrees 54 minutes 56 seconds West, a distance of 407.14 feet to a point in the north line of the Future Equipment Addition, an Addition to the City of McKinney as shown by Plat as recorded in Volume M, Page 28 of said plat records;

THENCE South 88 degrees 43 minutes 28 seconds West along the north line of the Future Equipment Addition, a distance of 523.15 feet to a point for a corner in the east right-of-way line of said U.S. Highway 75 for the southwest corner of the herein described tract;

THENCE North 14 degrees 43 minutes 25 seconds East with said east right-of-way line, a distance of 139.41 feet to a point for a corner;

THENCE North 10 degrees 46 minutes 5 seconds East, continuing with said east right-of-way line, a distance of 203.35 feet to the Point-of-Beginning and containing 169,978 Square Feet or 3.9021 Acres of land, more or less.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Tract B  
ZONING METES AND BOUNDS DESCRIPTION  
LI Light Industrial Parcel

Being an 4.2309 acre tract of land situated in the City of McKinney, Collin County, Texas, being a part of the Thomas J. McDonald Survey, Abstract No. 576, and being a part of the 12.817 acre tract of land conveyed to Howard Hamilton and Alexander R. Modelski by deed of record in Instrument No. 94-0025396 of the Official Public Records, Collin County, Texas, said 4.2309 acre tract being more fully described as follows:

Commencing at a point in the east right-of-way line of U.S. Highway 75 (North Central Expressway) at the southwest corner of Lot 1, Block A of the New Holland Addition, an addition to the City of McKinney as shown by plat of record in Volume K, Page 203 of the Plat Records, Collin County, Texas;

THENCE North 88 degrees 46 minutes 23 seconds East with the south line of said New Holland Addition, a distance of 462.60 feet to a point in a branch of Honey Creek for corner;

THENCE North 46 degrees 39 minutes 24 seconds East, a distance of 105.18 feet to the POINT OF BEGINNING;

THENCE continuing North 46 degrees 39 minutes 24 seconds East, a distance of 100.73 feet to a point for a corner;

THENCE North 53 degrees 15 minutes 52 seconds West, a distance of 76.07 feet to a point for a corner ;

THENCE North 32 degrees 23 minutes 58 seconds East, a distance of 95.61 feet to a point for a corner;

THENCE North 72 degrees 56 minutes 36 seconds East, a distance of 51.84 feet to a point for a corner;

THENCE North 9 degrees 44 minutes 38 seconds West, a distance of 43.05 feet to a point for a corner;

THENCE North 50 degrees 57 minutes 33 seconds East, a distance of 43.47 feet to a point for a corner;

THENCE North 23 degrees 7 minutes 11 seconds West, a distance of 2.25 feet to a point in the south line of the 12.1458 acre tract of land conveyed to BVJV Watauga, LP by deed of record in Instrument No. 20070713000965140 of said Official Public Records and in the north line of said 12.817 acre tract, said point being the northeast corner of said New Holland Addition;

THENCE North 88 degrees 46 minutes 23 seconds East with the south line of said 12.1458 acre tract, a distance of 138.49 feet to a point in the center of Redbud Boulevard (public) and in the west line of the 103.241 acre tract of land conveyed to the City of McKinney by deed of record in Instrument No. 20070727001038430, of said Official Public Records for the southeast corner of said 12.1458 acre tract and the northeast corner of said 12.817 acre tract;

THENCE South 0 degrees 33 minutes 13 seconds East in the center of said Redbud Boulevard and in said west line, a distance of 654.23 feet to a point for a corner for the southwest corner of said 103.241 acre tract and the northwest corner of the 2.259 acre Right-of-Way Declaration as recorded in Instrument No. 20140822000905820 of said Official Public Records;

THENCE South 0 degrees 0 minutes 22 seconds East with the west line of said Right-of-Way Declaration, a distance of 27.99 feet to a point at the northeast corner of the Future Equipment Addition, an addition to the City of McKinney as shown by plat of record in Volume M, Page 28 of said Plat Records, said rod point being the southeast corner of said 12.817 acre tract;

THENCE South 88 degrees 43 minutes 28 seconds West with the north line of said Future

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Equipment Addition, a distance of 332.55 feet to a point;

THENCE North 06 degrees 54 minutes 56 seconds East, departing said north line, a distance of 407.14 feet to the POINT OF BEGINNING and containing 184,299 square feet, or 4.2309 acres of land, more or less.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT C

