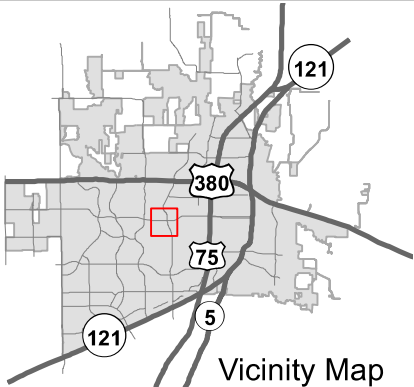
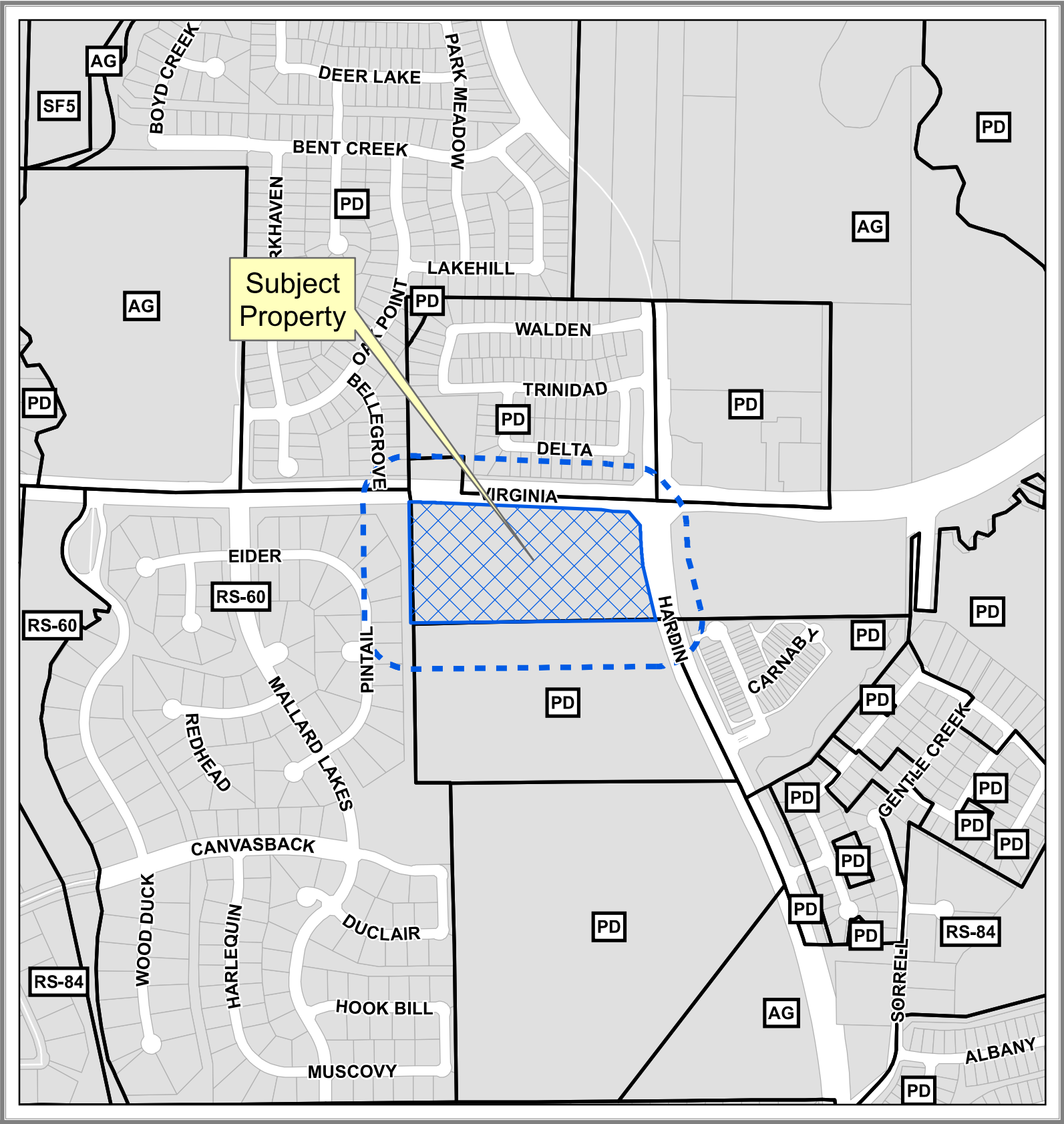
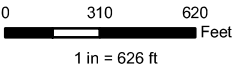


EXHIBIT A



Property Owner Notification Map

ZONE2018-0158



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



METES AND BOUNDS DESCRIPTION

BEING SITUATED IN THE JAMES HERNDON SURVEY, ABSTRACT NO. 391, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING A PART OF A CALLED 45.75 ACRE TRACT OF LAND DESCRIBED IN A DEED TO J.S. CRUTCHER OF RECORD IN VOLUME 124, PAGE 43, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY OF VIRGINIA PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY) IN THE WEST LINE OF SAID CRUTCHER TRACT, AT THE NORTHEAST CORNER OF MALLARD LAKES AT MCKINNEY, PHASE ONE, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME J, PAGE 45, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, SAID POINT ALSO BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4669.58 FEET, A CENTRAL ANGLE OF 01°34'14" AND A CHORD WHICH BEARS SOUTH 88°23'14" EAST, A DISTANCE OF 155.41 FEET;

THENCE IN AN EASTERLY DIRECTION ALONG THE CURVING SOUTH RIGHT-OF-WAY LINE OF SAID VIRGINIA PARKWAY, AN ARC DISTANCE OF 155.41 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 87°36'07" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VIRGINIA PARKWAY, A DISTANCE OF 785.16 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST WESTERN CORNER OF A CALLED 0.0138 ACRE TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY WARRANTY DEED TO THE CITY OF MCKINNEY RECORDED UNDER THE COUNTY CLERK'S FILE NO. 20160224000211150, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 81°29'04" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VIRGINIA PARKWAY, A DISTANCE OF 56.33 FEET TO A 5/8" IRON ROD SET FOR CORNER AT AN ANGLE POINT;

THENCE SOUTH 87°36'07" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VIRGINIA PARKWAY, A DISTANCE OF 76.88 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST RIGHT-OF-WAY OF HARDIN BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY) AS DESCRIBED IN A DEED TO THE CITY OF MCKINNEY, RECORDED IN VOLUME 5196, PAGE 3364, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

Brokerage • Master Planning • Civil Engineering • Construction • Asset Management • Land Development

2000 North McDonald Street, Suite 100, McKinney, TX 75071 Tel 469.424.5900

TBPLS Firm No. 10194352

TBPE Firm No. F-8665

EXHIBIT B



THENCE SOUTH 40°56'06" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, A DISTANCE OF 87.90 FEET TO A 5/8" IRON ROD (DISTURBED) FOUND FOR CORNER AT AN ANGLE POINT THEREIN, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2075.00 FEET, A CENTRAL ANGLE OF 05°40'47", AND A CHORD WHICH BEARS SOUTH 03°48'51" EAST, A DISTANCE OF 205.61 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG THE CURVING WEST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD AN ARC DISTANCE OF 205.69 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PACHECO-KOCH" FOUND FOR CORNER;

THENCE SOUTH 13°32'54" EAST CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, A DISTANCE OF 253.01 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PACHECO-KOCH" FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 00°20'59", AND A CHORD WHICH BEARS SOUTH 13°49'57" EAST, A DISTANCE OF 12.57 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CURVING WESTERLY RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, AN ARC DISTANCE OF 12.57 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PACHECO-KOCH" FOUND FOR CORNER AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT COMMON TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO TOUCHMARK, LLC, RECORDED UNDER COUNTY CLERK'S FILE NO. 20180618000751090, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°22'54" WEST ALONG THE NORTH LINE OF SAID TOUCHMARK, LLC, TRACT, A DISTANCE OF 1198.37 FEET TO A 5/8" IRON ROD WITH A RED CAP FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF COMMON TO THE SOUTHWEST CORNER OF SAID CRUTCHER TRACT, AND BEING IN THE EAST LINE OF SAID MALLARD LAKES AT MCKINNEY, PHASE ONE ADDITION, FROM WHICH A 1/2" IRON ROD WITH A RED CAP BEARS NORTH 72°38'46" EAST, A DISTANCE OF 1.24 FEET;

THENCE NORTH 00°44'06" WEST ALONG THE EAST LINE OF SAID MALLARD LAKES AT MCKINNEY, PHASE ONE ADDITION, AND THE WEST LINE OF SAID CRUTCHER TRACT, A DISTANCE OF 591.50 FEET TO THE PLACE OF BEGINNING AND CONTAINING 644,658 SQUARE FEET OR 14.799 ACRES OF LAND.

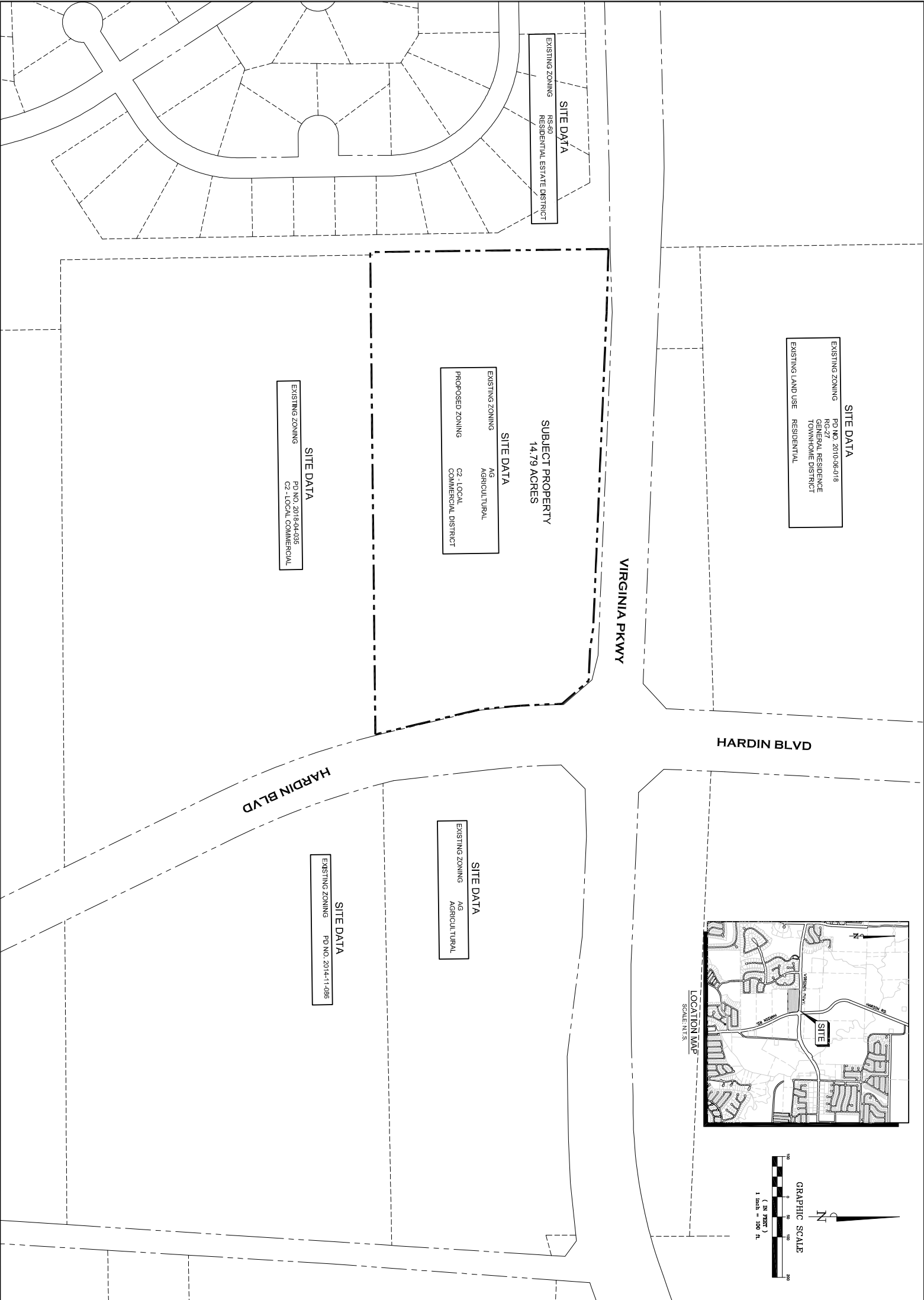
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2000 North McDonald Street, Suite 100, McKinney, TX 75071 Tel 469.424.5900

TBPLS Firm No. 10194352

TBPE Firm No. F-8665

EXHIBIT C



SITE DATA
EXISTING ZONING PD NO. 2010-06-018
RG-27
GENERAL RESIDENCE
TOWNSHIP DISTRICT
EXISTING LAND USE RESIDENTIAL

SITE DATA
EXISTING ZONING AG AGRICULTURAL
PROPOSED ZONING C2: LOCAL COMMERCIAL DISTRICT

SITE DATA
EXISTING ZONING PD NO. 2018-04-035
C2: LOCAL COMMERCIAL

SITE DATA
EXISTING ZONING PD NO. 2014-11-086

SITE DATA
EXISTING ZONING AG AGRICULTURAL

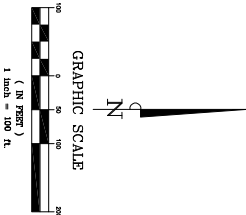
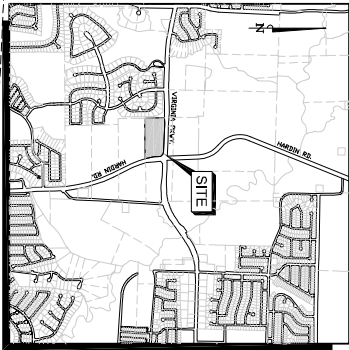


EXHIBIT	Scale: SEE GRAPHIC SCALE	ZONING EXHIBIT	HARDIN BLVD & VIRGINIA PKWY	THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY	 Master Planning Civil Engineering Land Development 2000 N. McDonald Street, Suite 100 McKinney, TX 75071 Tel 469 424 5900 Fax 214 544 3200 Certificate of Registration No. F-8665
	Designed by: CDR				
	Drawn by: CDR				
	Checked by: RCG				
	Date: 12/12/2018				
Project No. 02149-001					