

## EXHIBIT A

### Legal Description

Whereas the Salvation Army is the owner of

A tract of land situated in the Ed Bradley Survey, Abst. No. 85, Collin County, Texas and being a portion of the Park Place Addition, an addition to the City of McKinney, as recorded in Cabinet F, Page 366, of the Plat Records of Collin County, Texas, together with Certificate of Correction of Error recorded in Volume 2419, Page 420, Land Records of Collin County, Texas, and also being the tract of land conveyed to the Baptist Church Loan Corporation as terms and provisions of the Release of Claims between King Memorial Baptist Church, McKinney, Texas a Texas religious corporation and Baptist Church Loan Corporation, a Texas nonprofit corporation, dated February 5, 1992, filed February 20, 1992, recorded in County Clerk's File No. 922-0010542 of the Land Records of Collin County, Texas, and being more particularly as follows:

COMMENCING at an iron rod being the northwest corner of the intersection of Wilson Creek Parkway (a 100 foot right-of-way) and College Street (a 50 foot right-of-way at this point), and also the beginning of a curve to the right with a central angle of  $20^{\circ} 00' 00''$ , a radius of 517.13, a tangent of 91.18 feet and a chord bearing and distance of North  $79^{\circ} 40' 07''$  West, 179.60 Feet;

THENCE along said curve to the right, also being the north right of way line of Wilson Creek Parkway, an arch length of 180.51 feet to an iron rod set for the beginning of a reverse curve to the left with a central angle of  $30^{\circ} 00' 00''$  a radius of 721.77 feet, a tangent of 193.40 feet and a chord bearing an distance of North  $84^{\circ} 40' 07''$  West, 373.62 feet;

THENCE along said curve to the left an arc length of 377.92 feet to an iron rod set for the beginning of a curve to the right having a central angle of  $10^{\circ} 00' 00''$ , a radius of 1144.34 feet, a tangent of 100.11 feet and a chord bearing and distance of South  $85^{\circ} 19' 53''$  West, 199.47 feet;

THENCE along said curve to the right an arc length of 199.72 feet to an iron rod for the end of said curve;

THENCE North  $89^{\circ} 40' 07''$  West, a distance of 72.97 feet to the POINT OF BEGINNING;

THENCE North  $89^{\circ} 40' 07''$  West, continuing along the north right-of-way line of Wilson Creek Parkway, a distance of 46.28 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a central angle of  $7^{\circ} 55' 31''$ , a radius of 1754.47 feet, a tangent of 121.53 feet and a chord bearing and distance of North  $85^{\circ} 42' 22''$  West 242.49 feet;

THENCE along said curve to the left an arc length of 242.68 feet to a 1/2" iron rod found for corner in the north right-of-way line of Wilson Creek Parkway;

THENCE North  $3^{\circ} 49' 17''$  East, leaving the north right-of-way line of Wilson Creek Parkway and along proposed high bank of a creek, a distance of 55.84 feet to an 1/2" iron rod

set and the beginning of a curve to the right having a central angle of  $54^{\circ} 51' 26''$ , a radius of 65.00 feet, a tangent of 33.73 feet and a chord bearing and distance of North  $31^{\circ} 15' 00''$  East, 59.88 feet;

THENCE along said curve to the right an arc length of 62.23 feet to a 1/2" iron rod set for the end of said curve;

THENCE North  $58^{\circ} 40' 43''$  East, a distance of 190.86 feet to a 1/2" iron rod set and the beginning of a curve to the left having a central angle of  $16^{\circ} 40' 54''$ , a radius of 120.00 feet, a tangent of 17.59 feet, and a chord bearing and distance of North  $50^{\circ} 20' 16''$  East, 34.81 feet;

THENCE along said curve to the left, an arc length of 34.94 feet to a 1/2" iron rod set and the end of said curve;

THENCE North  $41^{\circ} 59' 49''$  East, a distance of 58.71 feet to a 1/2 inch iron rod set and beginning of a curve to the right having a central angle of  $42^{\circ} 50' 12''$ , a radius of 60.00 feet, a tangent of 23.54 feet, and a chord bearing and distance of North  $63^{\circ} 24' 55''$  East, 43.82 feet;

THENCE along said curve to the right an arc length of 44.86 feet to a 1/2" iron rod set and the end of said curve;

THENCE  $84^{\circ} 50' 01''$  East, a distance of 134.18 feet to a 1/2" iron rod set and the beginning of a curve to the right having a central angle of  $44^{\circ} 14' 50''$ , a radius of 50.00 feet, a tangent of 20.33 feet, and chord bearing and distance of South  $73^{\circ} 02' 34''$  East, 37.66;

THENCE along said curve to the right an arc length of 38.61 feet to a 1/2" iron rod set and the end of said curve;

THENCE South  $50^{\circ} 55' 09''$  East, a distance of 62.32 feet to a 1/2" iron rod set and the beginning of a curve to the left having a central angle of  $90^{\circ} 00' 00''$ , a radius of 110.00 feet, a tangent of 110.00 feet, and chord bearing and distance of North  $84^{\circ} 04' 51''$  East, 155.56 feet;

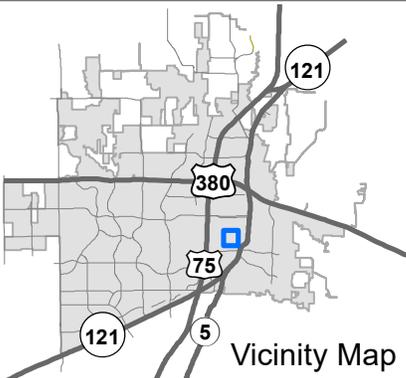
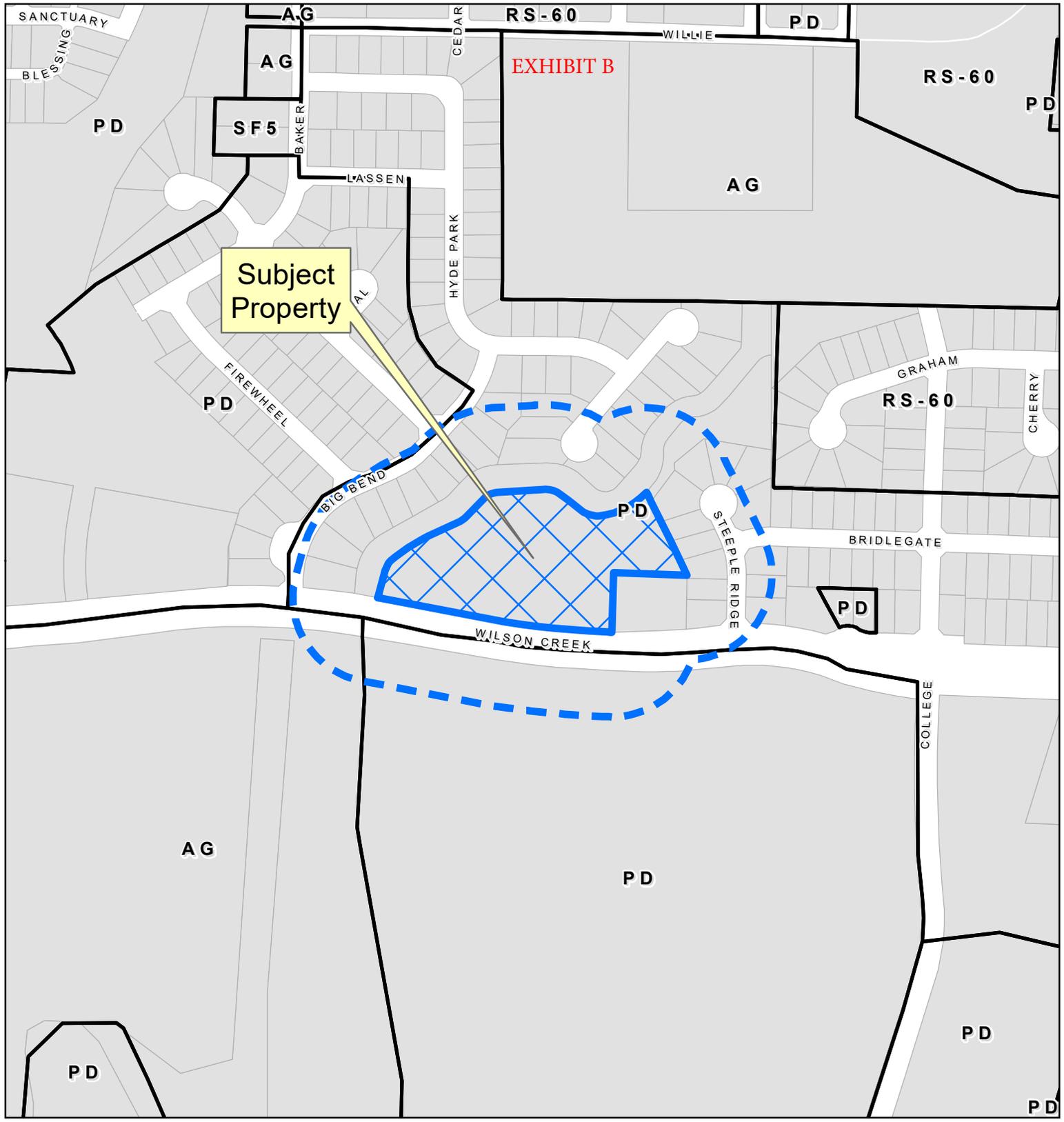
THENCE along said curve to the left an arc length of 172.79 feet to a 1/2" iron rod set and the end of said curve;

THENCE South  $27^{\circ} 50' 21''$  East, leaving the aforementioned proposed high bank of a creek, a distance of 243.96 feet to an 1/2" iron rod set for corner, said corner also being in the northeast corner of the Bradley Cemetery;

THENCE North  $89^{\circ} 35' 32''$  West, along the north line of the Bradley Cemetery a distance of 200.15 feet to a 1/2" iron rod found for corner, said corner also being in the northwest corner of the Bradley Cemetery;

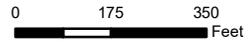
THENCE South  $0^{\circ} 19' 53''$  West, along the west line of said Bradley Cemetery a distance

of 150.17 feet to the POINT OF BEGINNING and containing 4.4250 acres (192,754.54 sq. feet) of land, more or less.



# Property Owner Notification Map

ZONE2020-0114

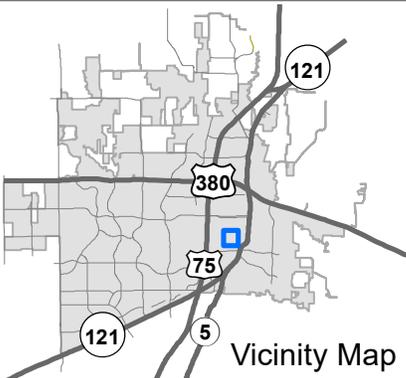


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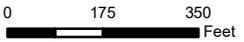
Subject Property



Vicinity Map

# Aerial Map

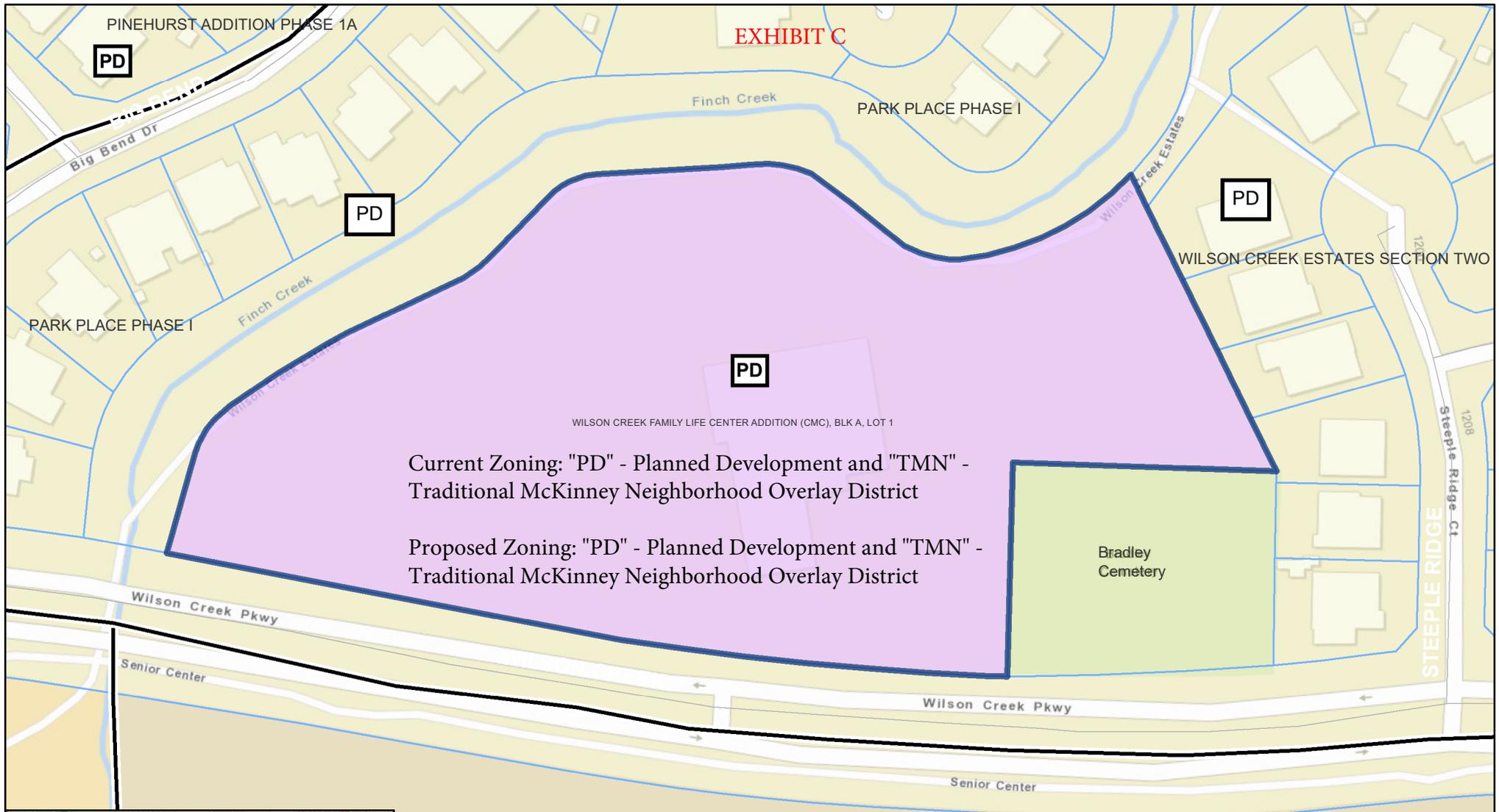
## ZONE2020-0114



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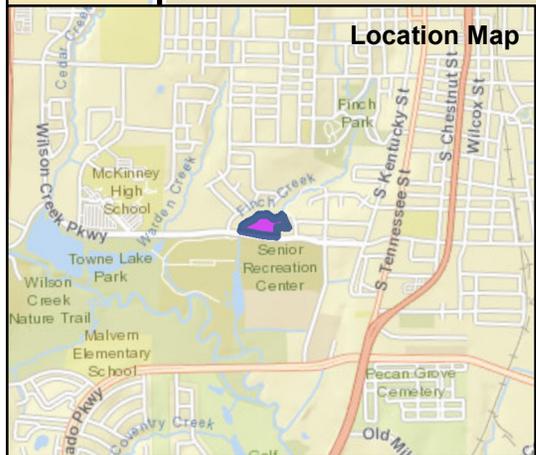


EXHIBIT C

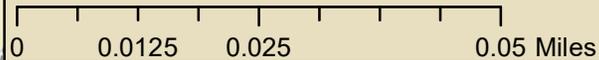


Current Zoning: "PD" - Planned Development and "TMN" - Traditional McKinney Neighborhood Overlay District

Proposed Zoning: "PD" - Planned Development and "TMN" - Traditional McKinney Neighborhood Overlay District



1 inch = 104 feet



PD

MCKINNEY MUNICIPAL FACILITIES COMPLEX ADDITION (CMC), LOT 1

Salvation Army Rezoning Request  
 Wilson Creek Parkway  
 McKinney, Texas  
**Zoning Exhibit**