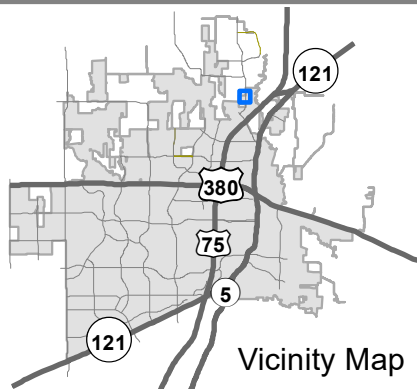
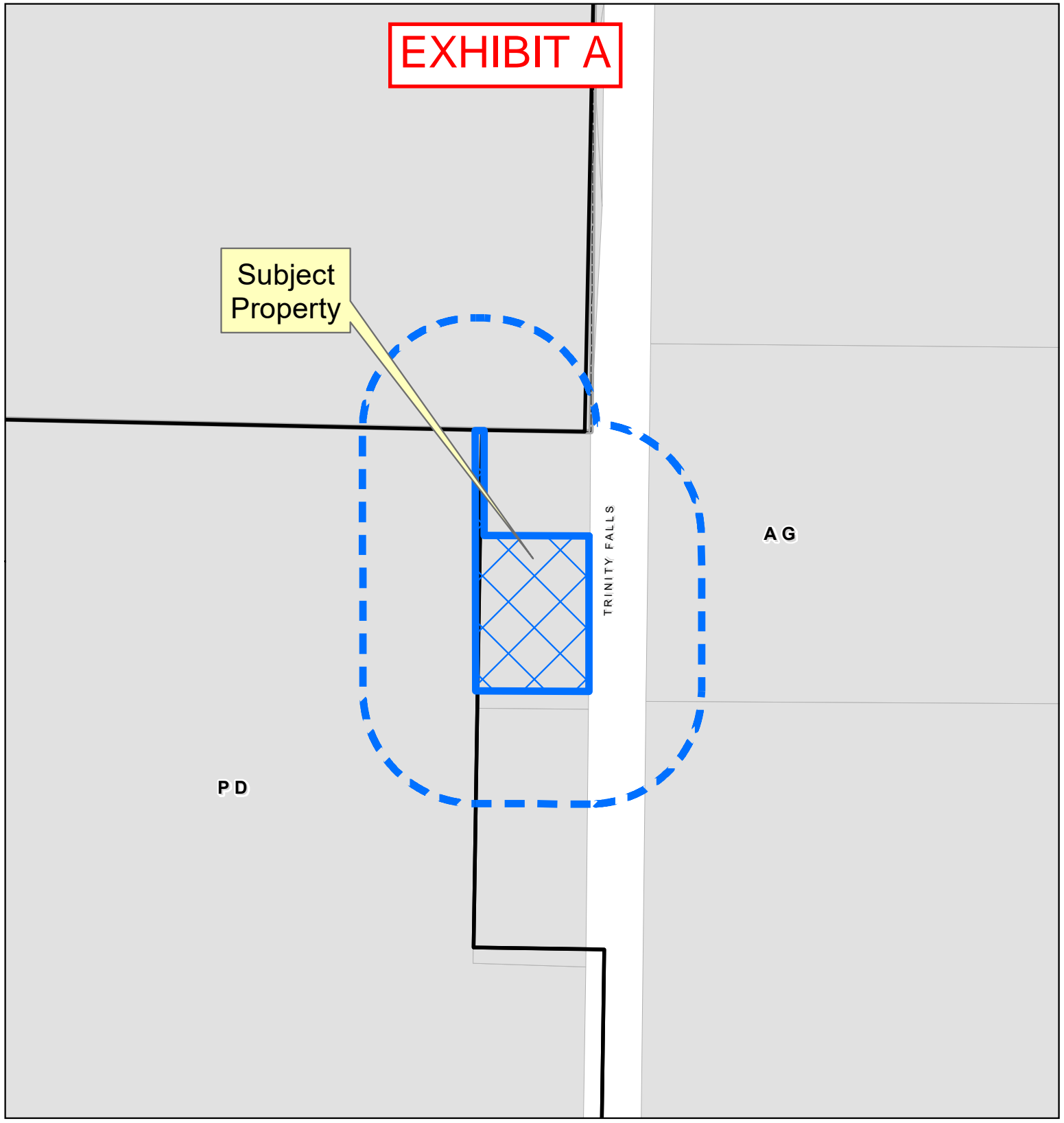


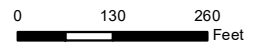
EXHIBIT A

Subject Property



Property Owner Notification Map

ZONE2024-0051



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

PARENT PARCEL
HEMPHILL
AMANDA FERGUSON
1780
(PER FILE NO. 01-24011711)

1.6974 ACRES OF LAND SITUATED IN COLLIN COUNTY, TEXAS, IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, BEING A RESURVEY OF PART OF 'THE 30-ACRE TRACT' DESCRIBED IN A DEED FROM JAMES E. (JIMMY) CRUMP AND WIFE, SHIRLEY CRUMP TO CRUMP'S GARDEN, INC. DATED OCT. 3, 1986, RECORDED IN VOLUME 2476, PAGE 208 OF THE COLLIN COUNTY DEED RECORDS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE EAST LINE OF SAID THE 30-ACRE TRACT AND AT THE SOUTHEAST CORNER OF THE WILLIA R. CRUMP 1 ACRE, REF. VOLUME 1137, PAGE 615 AND IN THE WEST R.O.W. LINE OF FARM ROAD NO. 543;

THENCE SOUTH 0°02' EAST, 310.41 FEET WITH THE EAST LINE OF SAID THE 30-ACRE TRACT AND WITH SAID WEST R.O.W. LINE TO AN IRON PIN SET IN SAID LINE, AT THE NORTHEAST CORNER OF A 1.7408 ACRE TRACT;

THENCE NORTH 89°51'03" WEST, 226.19 FEET WITH THE NORTH LINE OF SAID 1.7408 ACRE TRACT TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID 1.7408 ACRE TRACT;

THENCE NORTH 0°02' WEST, 519.44 FEET TO AN IRON PIN SET IN THE NORTH LINE FENCE OF SAID THE 30-ACRE TRACT AND IN THE SOUTH LINE OF THE JOE B. CRUMP 30.25 ACRES, REF. V. 756, P. 672;

THENCE SOUTH 89°45'24" EAST, 17.91 FEET WITH SAID NORTH LINE AND SAID SOUTH LINE AND WITH SAID FENCE TO AN IRON PIN FOUND IN SAID LINE AT THE NORTHWEST CORNER OF SAID 1 ACRE TRACT;

THENCE SOUTH 0°06'25" WEST, 208.66 FEET WITH THE WEST LINE OF SAID 1 ACRE TRACT TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID 1 ACRE TRACT;

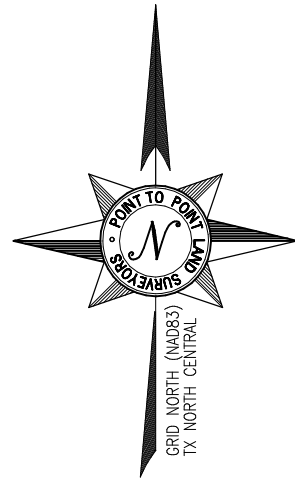
THENCE SOUTH 89°45'24" EAST, 208.79 FEET WITH THE SOUTH LINE OF SAID 1 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 1.6974 ACRES OF LAND.

*SURVEYOR'S NOTE: SCRIVENER'S ERROR FIXED ON FIRST CALL SOUTH 0°20' EAST CHANGED TO SOUTH 0°02' EAST

As shown in a survey prepared for Hemphill by POINT TO POINT LAND SURVEYORS, INC. dated March 25, 2024, last revised August 9, 2024.

ZONING EXHIBIT

BEARINGS AND DISTANCES SHOWN HEREON
(PER INSTRUMENT NUMBER 20210301000391790)



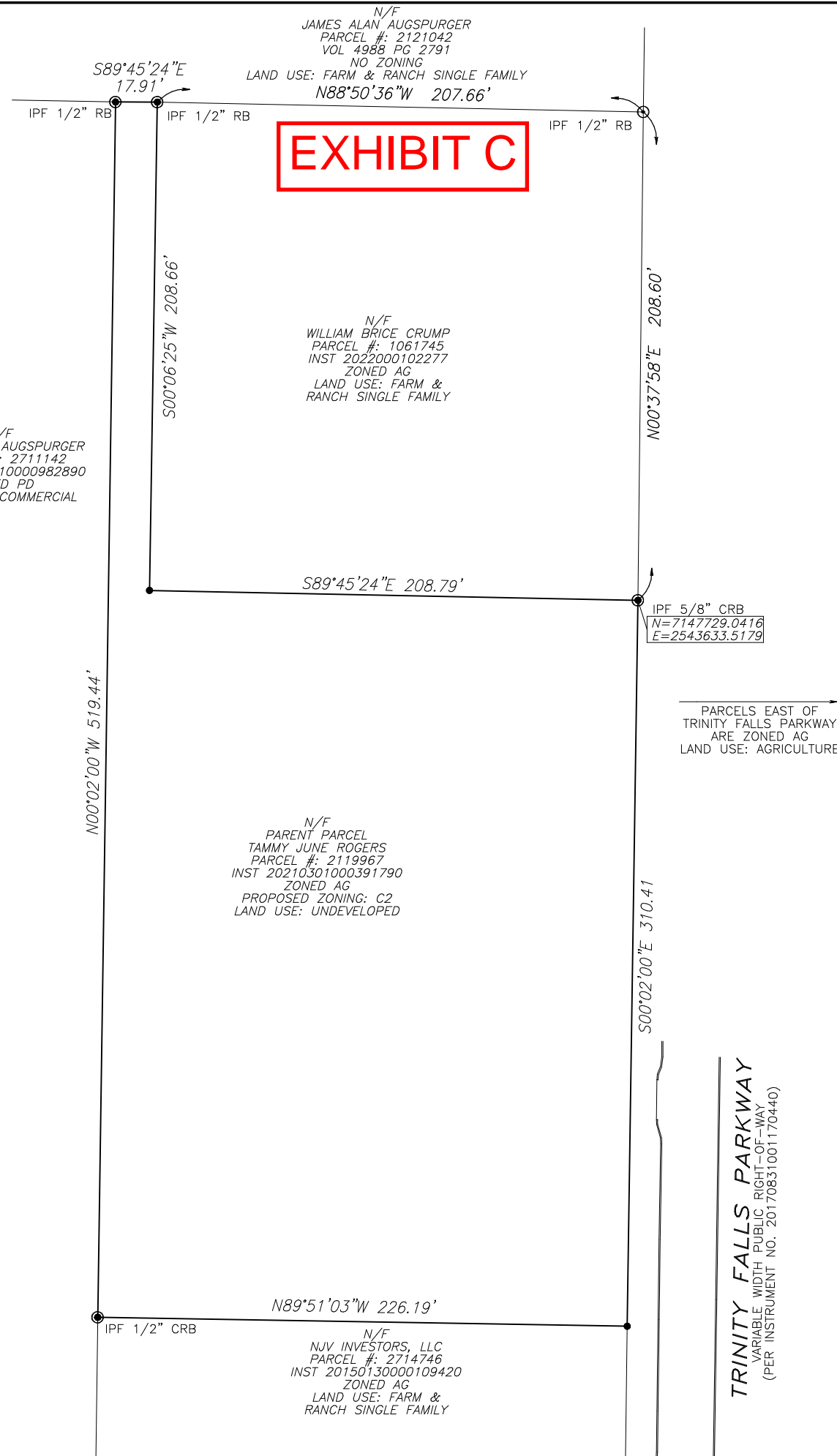
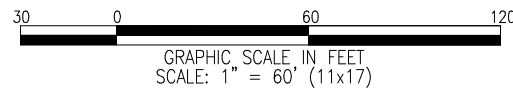
PARENT PARCEL

OWNER: TAMMY JUNE ROGERS
 SITE ADDRESS: TRINITY FALLS PARKWAY, MCKINNEY, TX 75071
 PARCEL ID: 2119967
 AREA: 1.6974 ACRES (PER TAX ASSESSOR)
 ZONED: C - 1 (VACANT RESIDENTIAL)
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS
 REFERENCE: INST 20210301000391790

GNSS NOTES

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:
 POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.21 FEET (VERT)
 TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, DUAL FREQUENCY
 TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER SERVICE
 DATE OF SURVEY: 3/12/2024
 DATUM / EPOCH: NAD_83(2011)(EPOCH:2010.0000)
 PUBLISHED / FIXED CONTROL USE: N/A
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99985631 CENTERED ON THE BASE POINT AS SHOWN HEREON.
 CONVERGENCE ANGLE: 1.02621944
 BENCHMARKS USED: DF8986, DF8984, DF4385

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
CRB	CAPPED REBAR
RB	REBAR
OTIP	OPEN TOP PIPE
UP	UTILITY POLE
LP	LIGHT POLE
SDMH	STORM DRAIN MANHOLE
BC	BACK OF CURB
OU	OVERHEAD UTILITY
BWF	BARBED WIRE FENCE
HH	HANDHOLE
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LEASED PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HEMPHILL TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LEASED PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

BASIS OF BEARING: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

BASIS OF ELEVATION: GNSS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND CARLSON BRX7 BASE AND ROVER [DATE OF LAST FIELD VISIT: 3/12/2024]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON TEXAS GRID NORTH (NAD 83) NORTH CENTRAL ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. :48085C0165J, DATED: 06/02/2009

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

TEXAS REGISTRATION NO. 10194197



Know what's below.
Call before you dig.



Justin Kyle Lawrence

NO.	DATE	REVISION
1.	09-06-24	ZONING COMMENTS

* SPECIFIC PURPOSE SURVEY PREPARED BY:
POINT TO POINT LAND SURVEYORS
 100 Governors Trace, Ste. 103
 Peachtree City, GA 30269
 (p) 678.565.4440 (f) 678.565.4497
 (w) pointtopointsurvey.com
 Texas Registration NO. 10194197



SPECIFIC PURPOSE SURVEY PREPARED FOR:

HEMPHILL
 1305 N. LOUISVILLE AVENUE
 TULSA, OK 74115

AMANDA FERGUSON
 SITE NO. 1780
 MEREDITH HART SURVEY,
 ABSTRACT 371,
 COLLIN COUNTY, TEXAS

DRAWN BY: RJH
 CHECKED BY: JKL
 APPROVED: D. MILLER
 DATE: AUGUST 9, 2024
 P2P JOB #: 240451TX

SHEET:
1
 OF 1

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