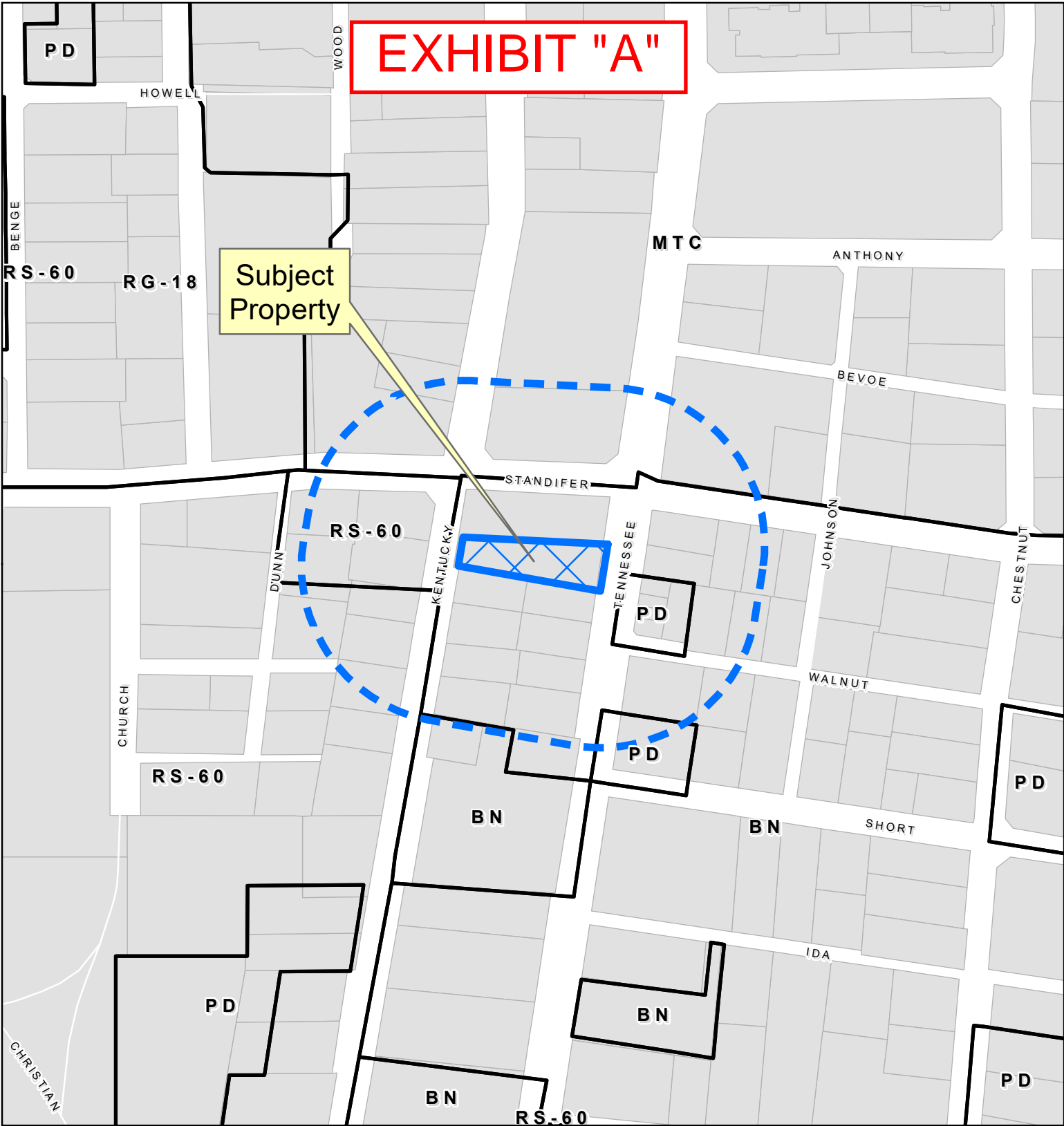


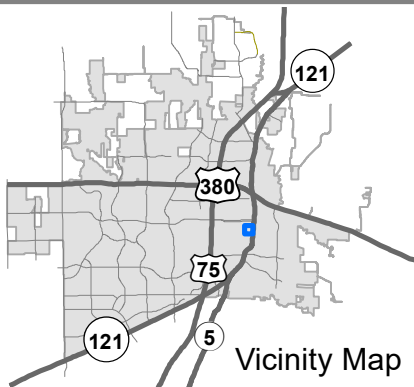
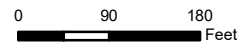
# EXHIBIT "A"

Subject Property



## Property Owner Notification Map

ZONE2023-0037



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.



# SURVEY PLAT



FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 504 S. TENNESSEE STREET, in COLLIN COUNTY, TEXAS.

Being all that certain lot, tract or parcel of land situated in the Mary Standifer Survey, Abstract No. 811, in Collin County, Texas and being the same land described in deed to Jose Hernandez, recorded in Volume 4155, Page 2363, Deed Records, Collin County, Texas (D.R.C.C.T.); and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner (NORTHING = 7122117.9685, EASTING = 2544960.3549) in the West line of S. Tennessee Street, at the Southeast corner of a tract of land described in deed to Turn Key Rentals Series, LLC - Series D, a Texas limited liability company, recorded in Instrument No. 20150302000217340 (D.R.C.C.T.) and at the Northeast corner of said Hernandez tract;

THENCE South 09 degrees 01 minutes 58 seconds West, with the said West line of S. Tennessee Street, a distance of 67.94 feet to an axel found at the Northeast corner of a tract of land described in deed to Noe Luna and Maria Guadalupe Quirino, recorded in Volume 5291, Page 5997 (D.R.C.C.T.);

THENCE North 80 degrees 00 minutes 15 seconds West, a distance of 207.18 feet to a point for corner in the East line of S. Kentucky Street, at the Northwest corner of a tract of land described in deed to Suzanne Borg, recorded in Instrument No. 20180625000782720 (D.R.C.C.T.), from which a 1/2 inch iron rod found bears for reference, North 03 degrees 18 minutes 45 seconds East, a distance of 4.63 feet;

THENCE North 09 degrees 41 minutes 37 seconds East, with the said East line of S. Kentucky Street, a distance of 42.03 feet to a 1/2 inch iron rod found at the Southwest corner of said Trun Key Rentals Series tract;

THENCE South 87 degrees 09 minutes 44 seconds East, a distance of 207.88 feet to the PLACE OF BEGINNING and containing 11,374 square feet or 0.26 of an acre of land.

ABOVE VERBIAGE WAS COPIED AS IT IS (WITHOUT CHANGE) FROM SURVEY PLAT DOCUMENT.

EXHIBIT "B"

# EXHIBIT "C"



## S. KENTUCKY STREET

Zoning: RS60 – Single Family Residential District  
Use: Single Family Residential

Current BN – Neighborhood Business  
Use: One Single-Family Residential

Zoning: BN – Neighborhood Business District  
Use: Single Family Residential

VACANT LOT  
11,374 SQUARE FEET  
0.26 OF AN ACRE  
R5 Zoning

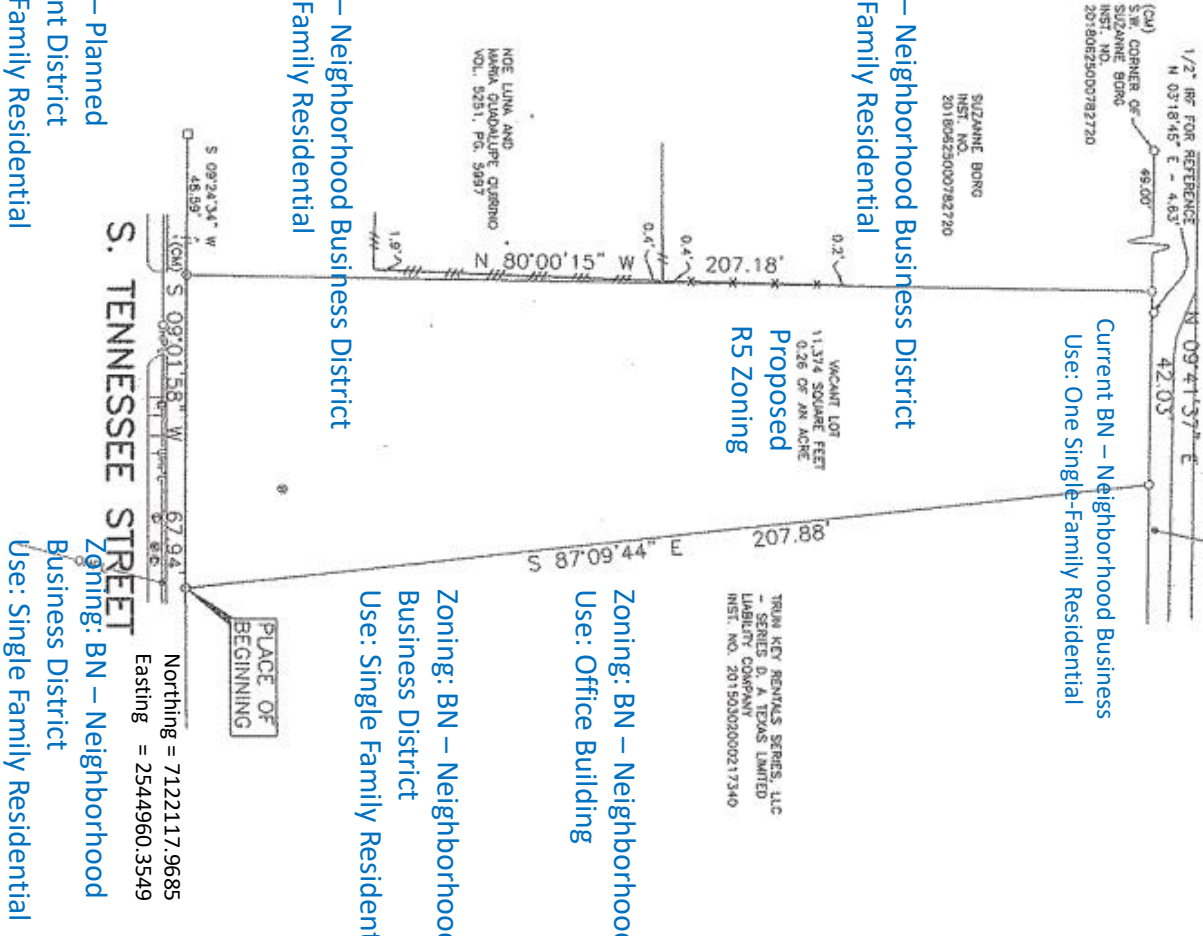
Zoning: BN – Neighborhood Business District  
Use: Office Building

Zoning: BN – Neighborhood Business District  
Use: Single Family Residential

Zoning: BN – Neighborhood Business District  
Use: Single Family Residential

Zoning: PD – Planned Development District  
Use: Multi-Family Residential

Zoning: BN – Neighborhood Business District  
Use: Single Family Residential



7509 PENNBRIDGE CIRCLE  
ROWLETT, TX 75088  
FIRM REGISTRATION NO. 10194366  
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. \_\_\_\_\_ in \_\_\_\_\_ Texas.  
504 S. TENNESSEE STREET  
COLLIN COUNTY, \_\_\_\_\_ Texas.

Being all that certain lot, tract or parcel of land situated in the Mary Standifler Survey, Abstract No. 811, in Collin County, Texas and being the same land described in deed to Jose Hernandez, recorded in Volume 4155, Page 2363, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

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THENCE South 87 degrees 09 minutes 44 seconds East, a distance of 207.88 feet to the PLACE OF BEGINNING and containing 11,374 square feet or 0.26 of an acre of land.

## Zoning Exhibit

The plot herein is true, correct, and accurate representation of the property as determined by survey. The lines and dimensions of said property, being as indicated by the plat; the size, location and type of building and improvements, or one or more, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements, TITLE AND ABSTRACTING WORK FURNISHED BY CHICAGO TITLE

HERE ARE NO ENCROACHMENTS, CONTACTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'

Date: 05/27/2020

OR OTHER PARTIES SHALL BE AT THEIR RISK AND ANY LOSS BEING TO OTHER FOR THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CHICAGO TITLE

Q. F. No.: 8020981901945  
Job no.: 202003491  
Drawn by: GMR

LEGEND	
4000 Feet	FOR DISTANCE
Red Line	FOR PROPERTY LINE
Black Line	FOR EASEMENT
Blue Line	FOR RIGHT OF WAY
Green Line	FOR CONVEYANCE
Yellow Line	FOR CURB
Orange Line	FOR DRIVE
White Line	FOR FENCE
Red Circle	FOR DISTRICT
Blue Circle	FOR ZONING
Green Circle	FOR EASEMENT
Yellow Circle	FOR CURB
Orange Circle	FOR DRIVE
White Circle	FOR FENCE
Red Square	FOR DISTRICT
Blue Square	FOR ZONING
Green Square	FOR EASEMENT
Yellow Square	FOR CURB
Orange Square	FOR DRIVE
White Square	FOR FENCE

