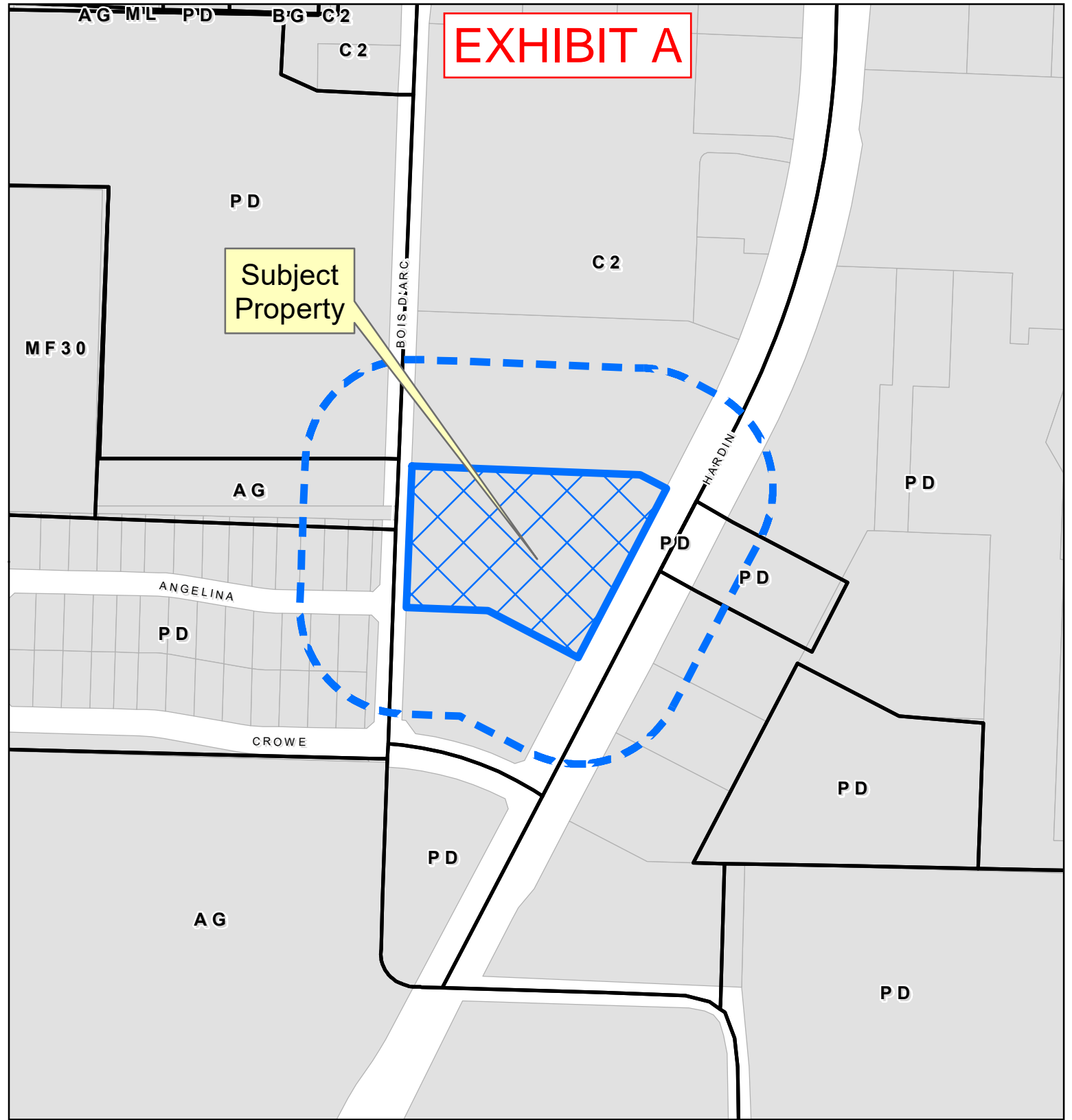
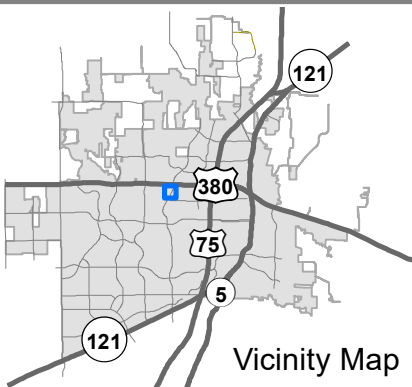
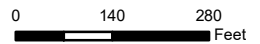


# EXHIBIT A



## Property Owner Notification Map

ZONE2024-0043



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

## LEGAL DESCRIPTION

**BEING** all that certain tract of land situated in the William H. Hunt Survey, Abstract Number 450, Collin County, Texas, and being all of Lot 8R, Block A, 380 Commons at Headington Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Document Number 2023-157, Plat Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a “+” cut in concrete found at the northwest corner of said Lot 8R, being the southwest corner of Lot 7, Block A, 380 Commons at Headington Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Document Bois D’ Arc Number 2019-518, Plat Records of Denton County, Texas and being on the east line of Bois D’ Arc Road;

**THENCE** S 87°49’02” E, 481.68 feet with the north line of said Lot 8R and the south line of said Lot 7 to a “+” cut in concrete found at a point for corner;

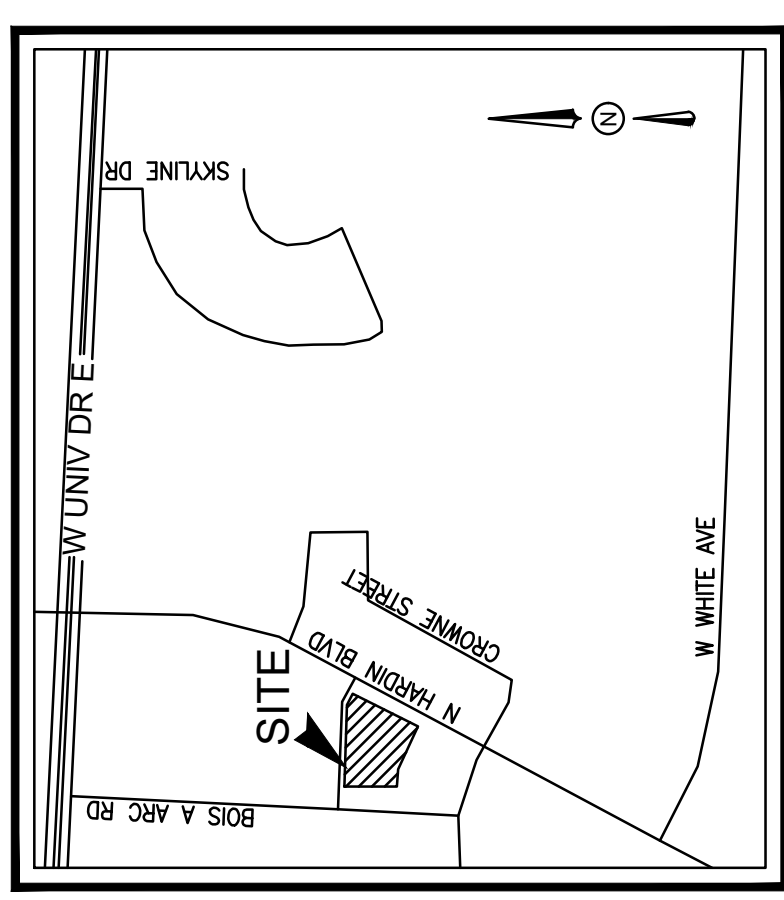
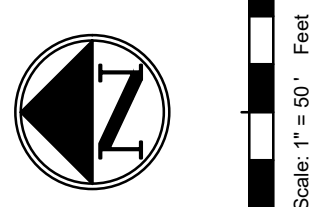
**THENCE** S 62°25’36” E, 62.27 feet continuing with the north line of said Lot 8R and the south line of said Lot 7 to a “+” cut in concrete found at the northeast corner of said Lot 8R, being the southeast corner of said Lot 7 and being on the west line of North Hardin Boulevard;

**THENCE** S 27°34’24” W, 402.00 feet with the east line of said Lot 8R and the west line of said North Harding Boulevard to a “+” cut in concrete at the southeast corner of said Lot 8 and being the northeast corner of Lot 9R, Block A, of said 380 Commons at Headington Heights Addition, an addition to the City of McKinney, according to the plat thereof recorded in Document Number 2023-157, Plat Records of Denton County, Texas;

**THENCE** N 62°24’57” W, 214.17 feet with the south line of said Lot 8R and the north line of said Lot 9R to a “+” cut in concrete at a point for corner;

**THENCE** N 87°49’02” W, 172.19 feet continuing with the south line of said Lot 8R and the north line of said Lot 9R to a “+” cut in concrete at the southwest corner of said Lot 8R, being the northwest corner of said Lot 9R and being on the east line of said Bois D’Arc Road;

**THENCE** N 02°12’02” E, 298.00 feet with the west line of said Lot 8R and the east line of said Bois D’Arc Road to the POINT OF BEGINNING and containing approximately 3.512 acres of land.



VICINITY MAP  
N.T.S.

# EXHIBIT C



LOT 8R BLOCK A  
380 COMMONS AT  
HEADINGTON HEIGHTS  
ADDITION  
DOC. NO. 2022-157  
P.R.C.C.T.

CURRENT LAND USE: CYM  
CURRENT ZONING: "C2" - LOCAL COMMERCIAL DISTRICT

LOT 8R BLOCK A  
380 TOWN CENTRE  
ADDITION  
DOC. NO. 2020-414  
P.R.C.C.T.

CURRENT LAND USE: RETAIL, RESTAURANT, OFFICE, FITNESS STUDIO  
CURRENT ZONING: "PD" - PLANNED DEVELOPMENT DISTRICT

LOT 8R BLOCK A  
380 TOWN CENTRE  
ADDITION  
DOC. NO. 2018-350  
P.R.C.C.T.

CURRENT LAND USE: PASSENGER VEHICLE FUEL SALES  
CURRENT ZONING: "PD" - PLANNED DEVELOPMENT DISTRICT

LOT 8R BLOCK A  
380 TOWN CENTRE  
ADDITION  
DOC. NO. 2018-350  
P.R.C.C.T.

CURRENT LAND USE: MINOR VEHICLE REPAIR  
CURRENT ZONING: "PD" - PLANNED DEVELOPMENT DISTRICT

LOT 8R BLOCK A  
380 TOWN CENTRE  
ADDITION  
DOC. NO. 2018-350  
P.R.C.C.T.

CURRENT LAND USE: VACANT LAND  
CURRENT ZONING: "PD" - PLANNED DEVELOPMENT DISTRICT

LOT 8R BLOCK A  
380 TOWN CENTRE  
ADDITION  
DOC. NO. 2018-350  
P.R.C.C.T.

CURRENT LAND USE: ICE CREAM SHOP AND OTHER UNDER CONSTRUCTION  
CURRENT ZONING: "PD" - PLANNED DEVELOPMENT DISTRICT

LOT 8R BLOCK A  
380 TOWN CENTRE  
ADDITION  
DOC. NO. 2018-350  
P.R.C.C.T.

CURRENT LAND USE: VACANT LAND  
CURRENT ZONING: "PD" - PLANNED DEVELOPMENT DISTRICT

TRACT OF LAND  
DESCRIBED AS TO  
LISA CAROL WALKER  
INST. NO. 2016-887  
O.P.R.C.C.T.  
CURRENT LAND USE: SINGLE FAMILY RESIDENCE (DETACHED)  
CURRENT ZONING: "AG" - AGRICULTURE DISTRICT

BLOCK C  
HARDIN VILLAGE PHASE 1  
DOC. NO. 2016-887  
P.R.C.C.T.

BLOCK C  
HARDIN VILLAGE PHASE 1  
DOC. NO. 2016-887  
P.R.C.C.T.

COMMON AREA A-1 BLOCK A HARDIN VILLAGE PHASE 1  
DOC. NO. 2016-887 P.R.C.C.T.

COMMON AREA A-1 BLOCK A HARDIN VILLAGE PHASE 1  
DOC. NO. 2016-887 P.R.C.C.T.

ANGELINA DRIVE

GROVE LANE  
80' R.O.W.

GROVE LANE  
50' R.O.W.



NO.	DATE	DESCRIPTION	BY
1	05-06-2024	1ST REZONING SUBMITTAL	AY
2	05-28-2024	2ND REZONING SUBMITTAL	AY
3	06-11-2024	3RD REZONING SUBMITTAL	AY



**ZONING EXHIBIT**

1565 N HARDIN BLVD  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS 75071  
LOT 8R, 380 COMMONS @ HEADINGTON HEIGHTS ADDITION

**TRIANGLE ENGINEERING LLC**  
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E. DES. DATE SCALE PROJECT NO. SHEET NO.  
AY 02-21-23 1/2"=1' 027-24 LOT 1

TX. P.E. FIRM #11525