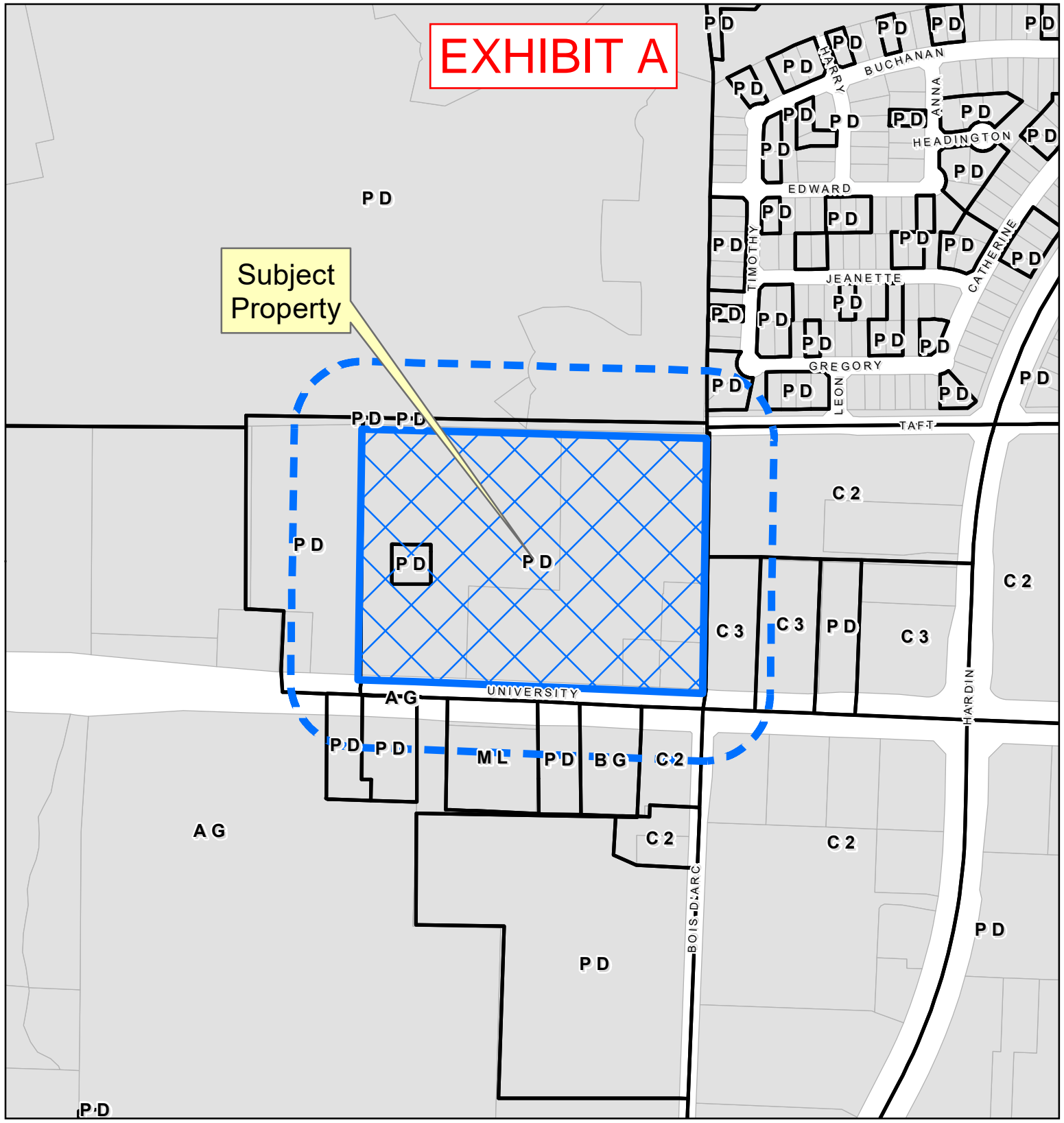


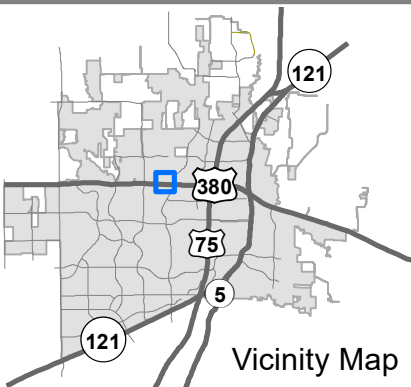
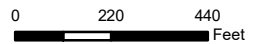
EXHIBIT A

Subject Property



Property Owner Notification Map

ZONE2023-0058



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

PROPERTY DESCRIPTION

BEING a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and being all of a called 10.6315 acre tract of land described in Special Warranty Deed to McKinney 380 North Retail/MF, LTD., recorded in Instrument No. 20210114000090520, Official Public Records, Collin County, Texas, and being all of a called 10.5312 acre tract of land described in Special Warranty Deed to McKinney 380 North Retail/MF, LTD., recorded in 20210114000090470 of said Official Public Records, and being the remainder of a tract of land described in Special Warranty Deed with Vendor's Lien to Corner Acquisition Fund, LLC, recorded in Instrument No. 20170816001095310 of said Official Public Records, and being all of a called 0.673 acre tract of land described in Special Warranty Deed to Corner Acquisition Fund, LLC, recorded in Instrument No. 2022000069984 of said Official Public Records, and being all of a called 0.439 acre tract of land described in Special Warranty Deed to McKinney 380 North Retail/MF, LTD., recorded in Instrument No. 2022000069985 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a point for the northwest corner of Lot 3R, Block A, Headington Heights Addition, an addition to the City of McKinney, according to the plat recorded in Instrument No. 2015013001000410 of said Official Public Records, in the east line of said 10.6315 acre tract and being in the south right-of-way line of Taft Lane (a variable width right-of-way);

THENCE departing said south right-of-way line of Taft Lane and with said east line of the 10.6315 acre tract and the east line of said Corner Acquisition Fund, LLC tract and the east line of said 0.673 acre tract, South 00°51'18" West, passing at a distance of 491.37 feet the northeast corner of said 0.673 acre tract, passing at a distance of 687.42 feet the northeast corner of said Corner Acquisition Fund, LLC tract, and continuing with said east line of the Corner Acquisition Fund, LLC tract for a total distance of 844.30 feet to a point for the southeast corner of said Corner Acquisition Fund, LLC tract, in the north right-of-way line of U.S. Highway 380 (a variable width right-of-way);

THENCE with said north right-of-way line of U.S. Highway 380, the following courses and distances:

North 87°27'02" West, passing at a distance of 153.87 the southeast corner of said 0.439 acre tract, and continuing with said north right-of-way line of U.S. Highway 380 for a total distance of 276.96 feet to a point for the southwest corner of said 0.439 acre tract;

North 87°40'07" West, passing at a distance of 519.63 feet the southwest corner of said 10.6315 acre tract, and continuing with said north right-of-way line of U.S. Highway 380 for a total distance of 682.97 feet to a point for corner;

North 88°27'11" West, a distance of 187.52 feet to a point for the southwest corner of said 10.5312 acre tract;

THENCE departing said north right-of-way line of U.S. Highway 380 and with the west line of said 10.5312 acre tract, North 00°49'28" East, a distance of 835.32 feet to a point for the northwest corner of said 10.5312 acre tract;

THENCE with the north lines of said 10.5312 acre tract and said 10.6315 acre tract, the following courses and distances:

EXHIBIT B

South 88°30'31" East, a distance of 165.20 feet to a point for corner;
South 88°34'55" East, a distance of 351.20 feet to a point for corner;
South 87°52'32" East, a distance of 144.19 feet to a point for corner;
South 88°38'37" East, a distance of 319.39 feet to a point for corner;
South 88°10'14" East, a distance of 166.79 feet to a point for the northeast corner of said 10.6315 acre tract, in said south right-of-way line of Taft Lane;

THENCE with said east line of the 10.6315 acre tract, South 08°50'57" East, a distance of 5.03 feet to the **POINT OF BEGINNING** and containing 965,094 square feet or 22.1555 acres of land.

SAVE AND EXCEPT:

BEING the remainder of a 1/2 acre tract of land described in Deed to Cemetery Tract, recorded in Volume 27, Page 418, Land Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at the southwest corner of a called 10.5312 acre tract of land described in Special Warranty Deed to McKinney 380 North Retail/MF, LTD., recorded in 20210114000090470, Official Public Records, Dallas County, Texas, in the north right-of-way line of U.S. Highway 380 (a variable width right-of-way);

THENCE departing said north right-of-way line of U.S. 380 Highway and with the west line of said 10.5312 acre tract, North 00°49'28" East, a distance of 451.30 feet to a point for corner;

THENCE departing said west line of the 10.5312 acre tract, over and across said 10.5312 acre tract, South 89°55'09" East, a distance of 105.14 feet to the **POINT OF BEGINNING**;

THENCE with the north line of said 0.40 acre tract, South 89°55'09" East, a distance of 132.00 feet to the northeast corner of said 0.40 acre tract;

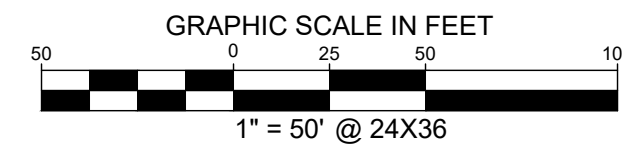
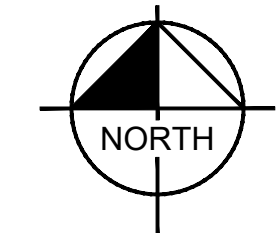
THENCE with the east line of said 0.40 acre tract, South 00°04'51" West, a distance of 132.00 feet to the southeast corner of said 0.40 acre tract;

THENCE with the south line of said 0.40 acre tract, North 89°55'09" West, a distance of 132.00 feet to the southwest corner of said 0.40 acre tract;

THENCE with the west line of said 0.40 acre tract, North 00°04'51" East, a distance of 132.00 feet to the **POINT OF BEGINNING** and containing 17,424.00 square feet or 0.40 acres of land.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT B



LEGEND
 Δ = CENTRAL ANGLE
 P.O.B. = POINT OF BEGINNING
 VOL/P.G. = VOLUME, PAGE
 INST. NO. = INSTRUMENT NUMBER
 M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES
 The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (SFT), on surface coordinate values, scaled from base point 0.0 using a combined scale factor of 1.000152710.

COMBINED SCALE FACTOR = 1.000152710
 RECIPROCAL OF CSF = 0.999847313

SURFACE		GRID	
NORTHING	7132771.82	7131682.74	
EASTING	2530265.15	2529876.81	

REMAINDER OF JEN TEXAS 22, LLC
 INST. NO. 20200904001497270
 O.P.R.C.C.T.

CURRENT ZONING: PD ORD. NO. 2021-01-006
 LAND USE: RESIDENTIAL

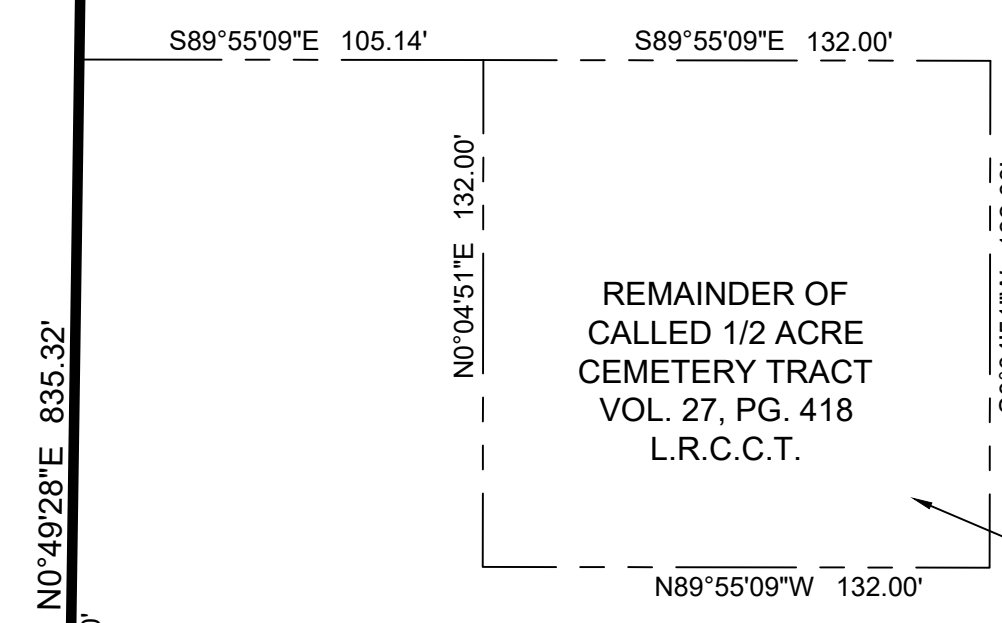
TRACT 1
 CALLED 10.394 ACRES
 GRBK EDGEWOOD LLC
 INST. NO. 20210416000770370
 O.P.R.C.C.T.

LOT 3R, BLOCK A
 HEADINGTON HEIGHTS
 ADDITION
 INST. NO.
 20150130010000410
 O.P.R.C.C.T.

(REZONING PLAN
 ZONE2023-0057)
 CURRENT ZONING: C2
 LAND USE: VACANT

CURRENT ZONING: PD ORD. NO. 93-12-46
 LAND USE: VACANT

CALLED 5.944 ACRES
 H. R. LEWIS
 DOC. NO.
 91-00702680
 L.R.C.C.T.



REMAINDER OF CALLED 1/2 ACRE CEMETERY TRACT VOL. 27, PG. 418 L.R.C.C.T.

NOT PART OF THIS REZONING

22.1555 ACRES
 965,094 SQ. FT.

PROPOSED ZONING: C2
 EXISTING ZONING: PD

22.16 ACRES

NO 49°28'E 835.32'

451.30'

CALLED 10.5312 ACRES
 MCKINNEY 380 NORTH RETAIL/MF, LTD.
 INST. NO. 20210114000090470
 O.P.R.C.C.T.

REMAINDER OF CALLED 10.6315 ACRES MCKINNEY 380 NORTH RETAIL/MF, LTD. INST. NO. 20210114000090520 O.P.R.C.C.T.

CALLED 0.673 ACRE CORNER ACQUISITION FUND, LLC
 INST. NO. 2022000069984
 O.P.R.C.C.T.

CALLED 0.439 ACRE MCKINNEY 380 NORTH RETAIL/MF, LTD. INST. NO. 2022000069985 O.P.R.C.C.T.

REMAINDER OF CORNER ACQUISITION FUND, LLC
 INST. NO. 20170816001095310
 O.P.R.C.C.T.

CURRENT ZONING: C3
 LAND USE: VACANT

LOT 2BR, BLOCK A
 HEADINGTON HEIGHTS ADDITION
 INST. NO.
 20141210010004140
 O.P.R.C.C.T.

N 7131972.77
 E 2529106.01

N88°27'11\"/>

N 7131967.71
 E 2529293.46

519.63'
 N87°40'07\"/>

U.S. HIGHWAY 380
 (VARIABLE WIDTH RIGHT-OF-WAY)

N 7131939.93
 E 2529975.86

276.96'
 N87°27'02\"/>

N 7131927.81
 E 2530252.55

ZONING EXHIBIT
 22.1555 ACRES
 WILLIAM HUNT SURVEY,
 ABSTRACT NO. 450
 CITY OF MCKINNEY,
 COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	LDV	JAD	Aug. 2023	063006057	1 OF 1