

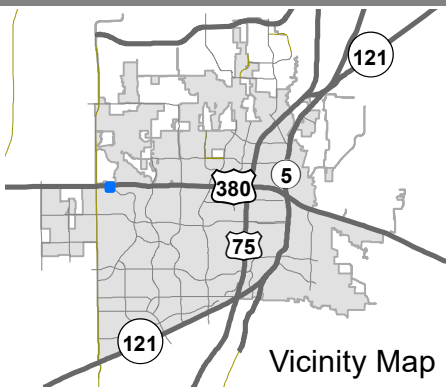
EXHIBIT A

CR 856

Subject
Property

UNIVERSITY

WATCH HILL



Vicinity Map

Location Map

ZONE2026-0030

0 70 140 Feet

Case



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.



2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

BOUNDARY SURVEY



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 8301 W. UNIVERSITY DRIVE, in the City of MCKINNEY, COLLIN County, Texas.

STATE OF TEXAS:
COUNTY OF COLLIN:

Being that certain lot, tract or parcel of land situated in the Brian P. Worley Survey, Abstract Number 830,the C. Searcy survey, Abstract No. 830, and being a tract of land as described in deed to Carol Story, Trustee of the Story Family Trust, recorded under Instrument Number 20141223001396270, Deed Records, Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow capped iron rod stamped “PETSCHÉ” found in the South line of W. University Drive, at the Northeast corner of Lot 1R4, Block A, of Parcel 601-603 Addition, an addition recorded under Instrument Number 2024010000365, of the Map or Plat Records, Collin County, Texas and at the Northwest corner of that tract herein described, from which a 5/8 inch iron rod found for reference bears North 18 deg. 05 min. 21 sec. West, a distance of 0.48 feet;

THENCE, North 86 deg. 18 min. 21 sec. East, with the South line of said W. University Drive, a distance of 88.73 feet to a fence post found at the Northwest corner of Lot A-1, Block A, (Open Space) of Lake Lacima – Parcel 604, recorded in Volume 2005, Page 100, of the Map or Plat Records, Collin County, Texas from which a 1/2 inch iron rod found for reference bears North 03 deg. 18 min. 39 sec. East, a distance of 1.65 feet;

THENCE, South 00 deg. 52 min. 38 sec. East, a distance of 514.58 feet to a 1/2 inch iron rod found an "el" corner of said Lot A-1;

THENCE, South 86 deg. 31 min. 42 sec. West, a distance of 87.70 feet to a 1/2 inch iron rod found at the Southeast corner of the aforesaid Lot 1R4;

THENCE, North 00 deg. 59 min. 25 sec. West, with the East line of said Lot 1R4, a distance of 322.78 feet, passing a 1/2 inch orange capped iron rod stamped “Urban Strategy” found on line for reference and continuing at a total distance of 514.19 feet to the PLACE OF BEGINNING and containing 45,329 square feet or 1.041 acres of land.

ACCEPTED BY: _____



This parcel depicted hereon is a 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(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY WG TITLE
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 12/18/2025
G. F. No.: MK-25-5283
Job no.: 202510677
Drawn by: JM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR WG TITLE

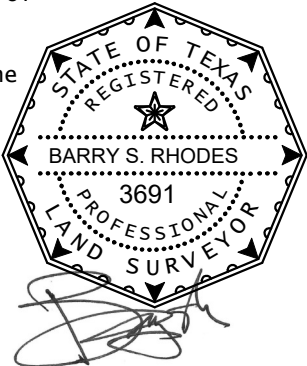
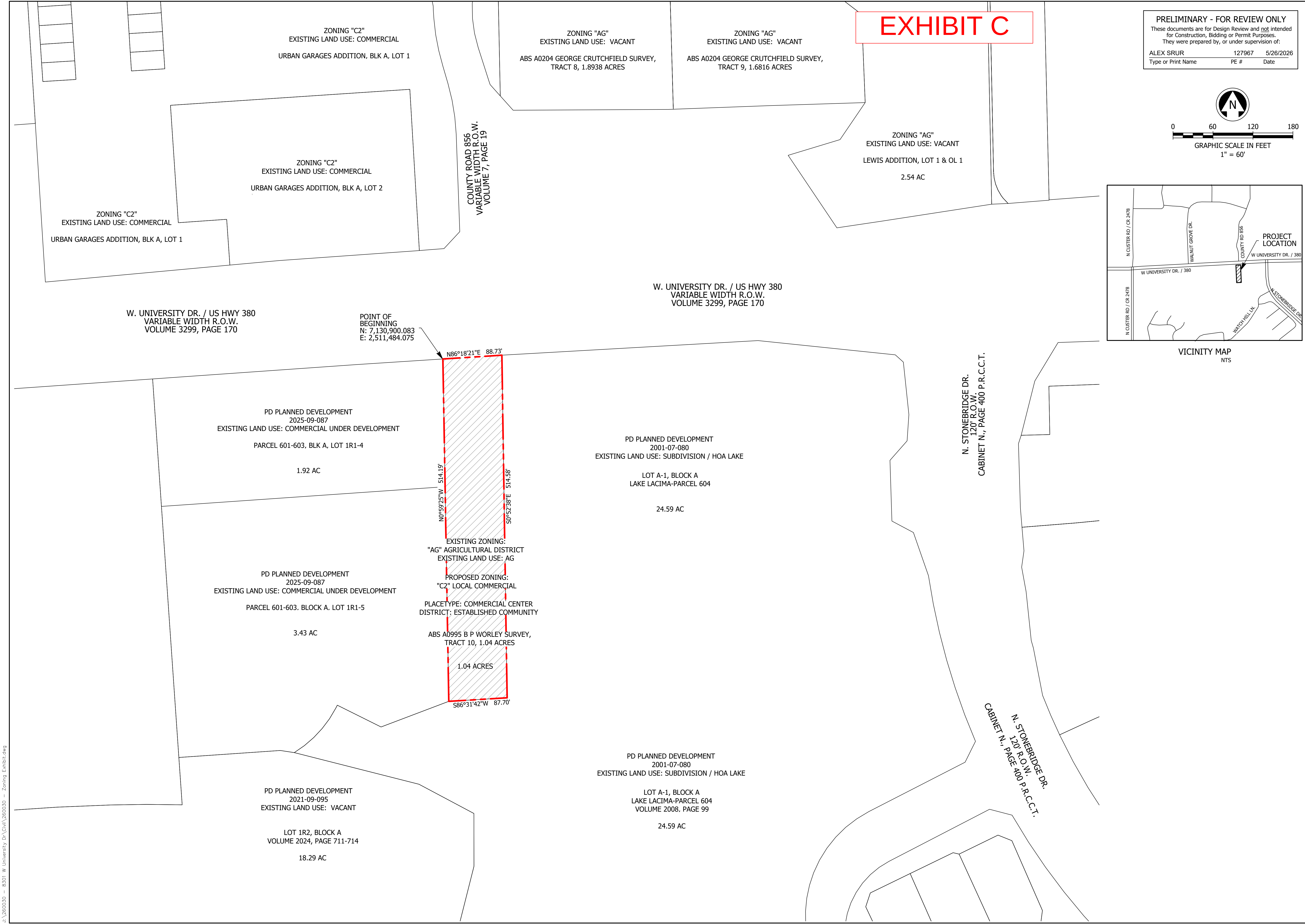
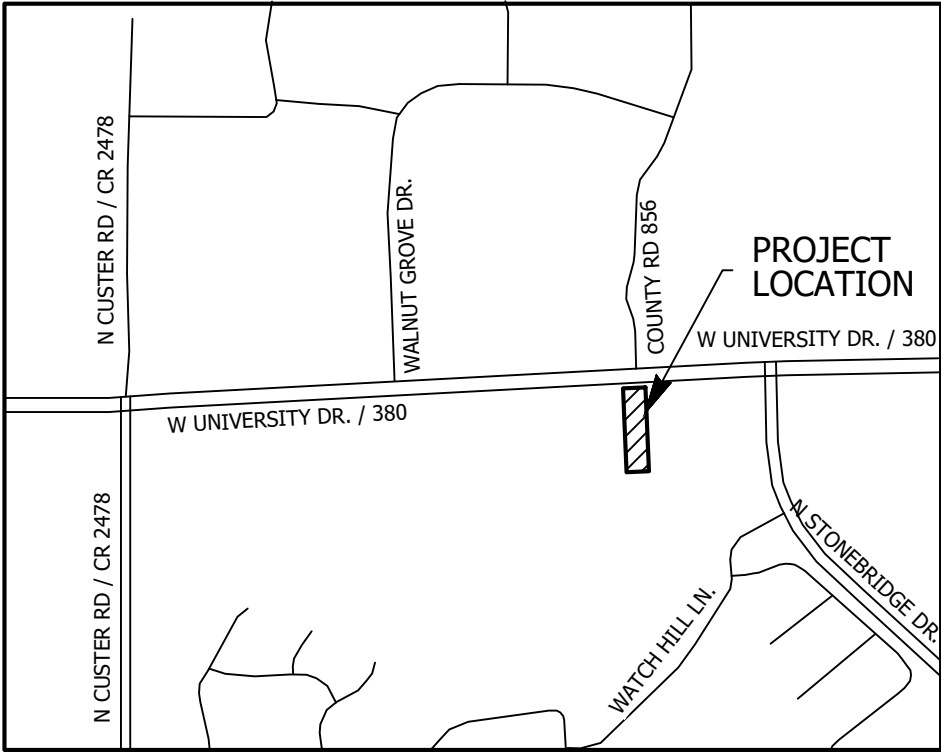
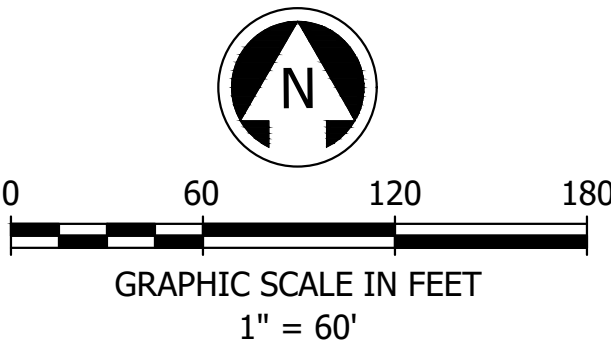


EXHIBIT B

J:\260030 - 8301 W University Dr\Civil\260030 - Zoning Exhibit.dwg



PRELIMINARY - FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes.
They were prepared by, or under supervision of:
ALEX SRUR 127967 5/26/2026
Type or Print Name PE # Date



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TBPE Firm No.: 20
TBPLS Firm No.: 1009000

NO	REVISION DESCRIPTIONS	DATE

8301 W. UNIVERSITY DR.
ABS A0995 B P WORLEY SURVEY, TRACT 10
8301 W UNIVERSITY DR.
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

ZONING EXHIBIT

ANA PROJECT NO. 26-0030
DATE 5/26/2026
SHEET NO. 1