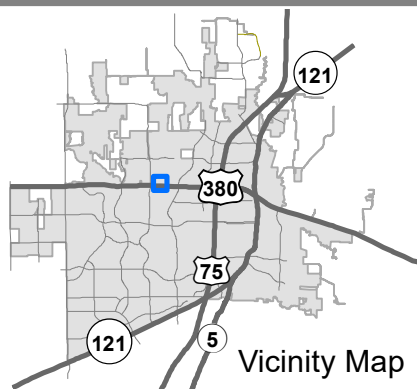
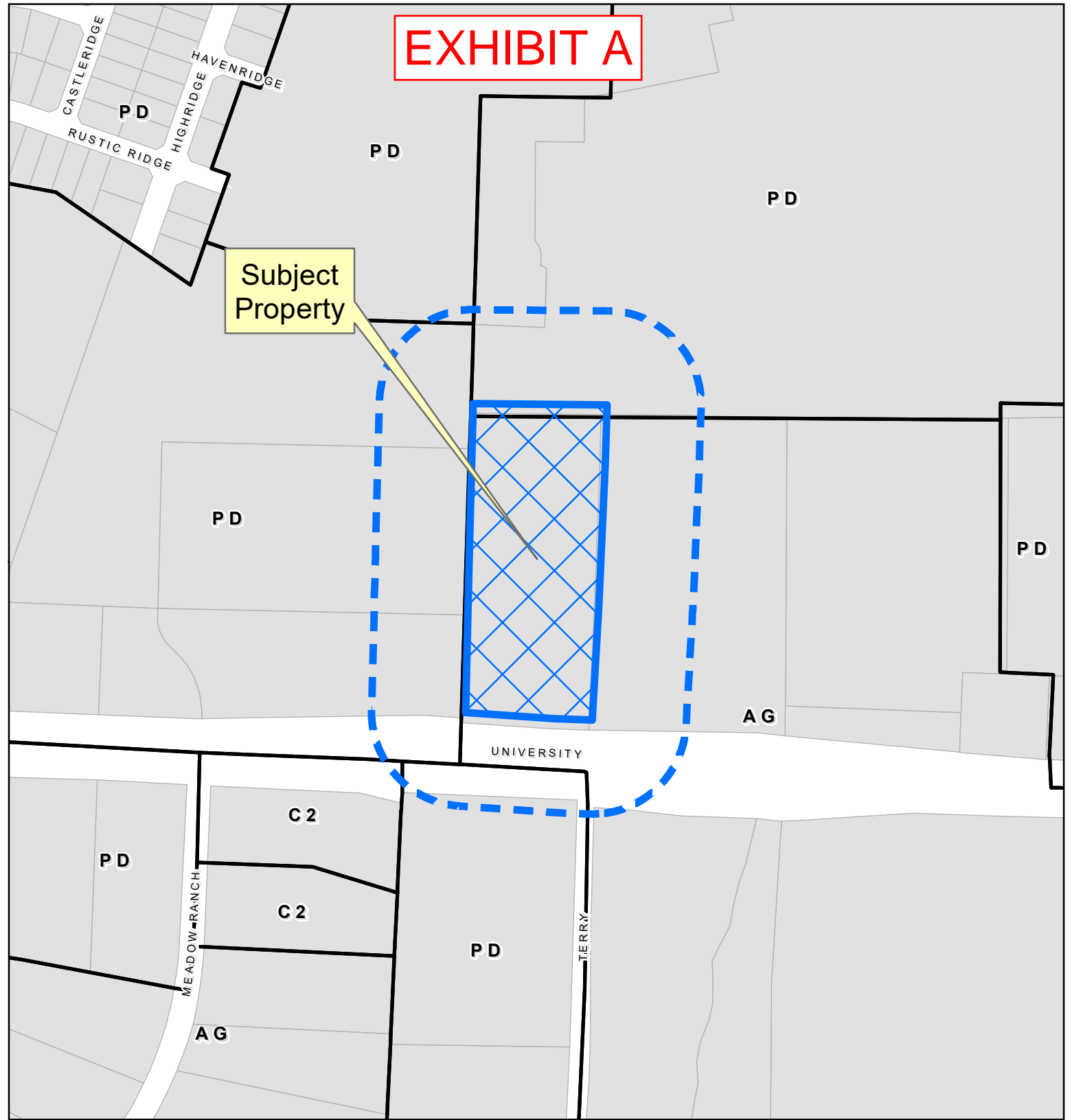
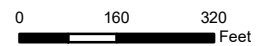


# EXHIBIT A



## Property Owner Notification Map

ZONE2023-0062



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

Being a 5.40 acre tract of land out of the W. H. Hunt Survey, Abstract Number 450, situated in the City of McKinney, Collin County, Texas, being all of a called 5.404 acre tract of land conveyed to Darrell Lewis and Karen Lewis by deed of record in Document Number 20211104002266710 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 5/8 inch iron rod found in the North right-of-way line of U.S. Highway 380 (West University Drive - right-of-way width varies), being the Southwest corner of a called Tract Three conveyed to Darrell Lewis and wife, Karen Lewis by deed of record in Document Number 20190225000191880 of said Official Public Records, and being the Southeast corner of said 5.404 acre tract;

**THENCE**, along the North right-of-way line of U.S. Highway 380, being the common South line of said 5.404 acre tract, the following two (2) courses and distances:

1. N87°41'02"W, a distance of 89.10 feet to a 5/8 inch iron rod found;
2. N86°03'12"W, a distance of 214.95 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 5.404 acre tract, being the Southeast corner of Lot 7, Block A of B and L Cox Addition, a subdivision of record in Volume 2021, Page 750 of the Plat Records of Collin County, Texas;

**THENCE**, leaving the North right-of-way line of U.S. Highway 380, along the West line of said 5.404 acre tract, being in part, the common East line of said Lot 7, in part, the common East line of Lot 5, Block A of B and L Cox Addition, a subdivision of record in Volume 2018, Page 611 of said Plat Records, and in part, the common East line of Lot 4R2 of said Block A of B and L Cox Addition (Volume 2021, Page 750 of said Plat Records), the following three (3) courses and distances:

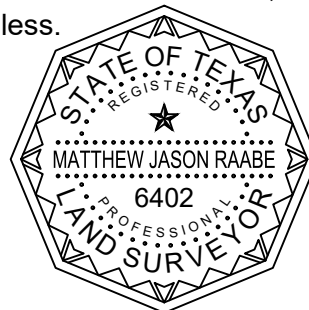
1. N01°23'08"E, a distance of 361.93 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N01°29'18"E, a distance of 361.10 feet to a 60D nail found;
3. N01°07'28"E, a distance of 17.08 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said 5.404 acre tract;

**THENCE**, S89°28'52"E, leaving the East line of said Lot 4R2, along the North line of said 5.404 acre tract, a distance of 320.73 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said 5.404 acre tract, being the Northwest corner of said Tract Three;

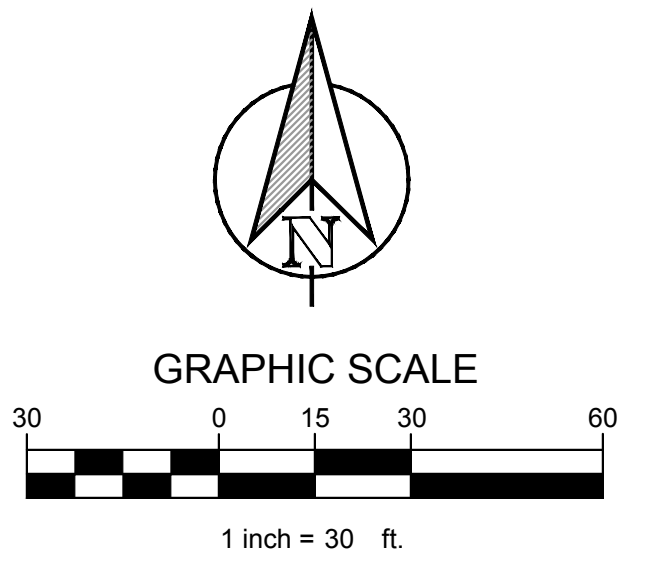
**THENCE**, along the East line of said 5.404 acre tract, being the common West line of said Tract Three, the following three (3) courses and distances:

1. S01°50'07"W, a distance of 134.14 feet to a 1/2 inch iron rod with yellow plastic cap stamped "JBI" found;
2. S02°33'34"W, a distance of 349.46 feet to a 1/2 inch iron rod with yellow plastic cap stamped "JBI" found;
3. S03°19'32"W, a distance of 272.64 feet to the **POINT OF BEGINNING**, and containing an area of 5.40 acres (235,379 square feet) of land, more or less.

*Math Raabe*  
07-19-23



# EXHIBIT C



LEGEND	
	OVERALL PROPERTY BOUNDARY / ZONING LIMITS
	LOT LINES
	EASEMENT LINES

**FLOODPLAIN NOTE**  
 THIS PROPERTY IS LOCATED IN NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JUNE 7, 2017 AND IS LOCATED IN COMMUNITY NUMBER 180135 AS SHOWN ON MAP NUMBER 48085C0260K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE. FOR ADDITIONAL INFORMATION REGARDING FLOOD ZONE DESIGNATION, PLEASE CONTACT 1-(877) FEMA MAP.

BEING A 5.40 ACRE TRACT OF LAND OUT OF THE W. H. HUNT SURVEY, ABSTRACT NUMBER 450, SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 5.404 ACRE TRACT OF LAND CONVEYED TO DARRELL LEWIS AND KAREN LEWIS BY DEED OF RECORD IN DOCUMENT NUMBER 20211104002266710 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING, AT A 5/8 INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (WEST UNIVERSITY DRIVE - RIGHT-OF-WAY WIDTH VARIES), BEING THE SOUTHWEST CORNER OF A CALLED TRACT THREE CONVEYED TO DARRELL LEWIS AND WIFE, KAREN LEWIS BY DEED OF RECORD IN DOCUMENT NUMBER 20190225000191880 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING THE SOUTHEAST CORNER OF SAID 5.404 ACRE TRACT;  
 THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380, BEING THE COMMON SOUTH LINE OF SAID 5.404 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
 1. N87°41'02"W, A DISTANCE OF 89.10 FEET TO A 1/2 INCH IRON ROD FOUND;  
 2. N88°03'12"W, A DISTANCE OF 214.95 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET AT THE SOUTHWEST CORNER OF SAID 5.404 ACRE TRACT, BEING THE COMMON SOUTH LINE OF LOT 7, BLOCK A OF B AND L COX ADDITION, A SUBDIVISION OF RECORD IN VOLUME 2021, PAGE 750 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;  
 THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380, ALONG THE WEST LINE OF SAID 5.404 ACRE TRACT, BEING IN PART, THE COMMON EAST LINE OF SAID LOT 7, IN PART, THE COMMON EAST LINE OF LOT 5, BLOCK A OF B AND L COX ADDITION, A SUBDIVISION OF RECORD IN VOLUME 2018, PAGE 611 OF SAID PLAT RECORDS, AND IN PART, THE COMMON EAST LINE OF LOT 4R2 OF SAID BLOCK A OF B AND L COX ADDITION (VOLUME 2021, PAGE 750 OF SAID PLAT RECORDS), THE FOLLOWING THREE (3) COURSES AND DISTANCES:  
 1. N01°23'08"E, A DISTANCE OF 361.93 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET;  
 2. N01°29'18"E, A DISTANCE OF 361.10 FEET TO A 60D NAIL FOUND;  
 3. N01°07'28"E, A DISTANCE OF 17.08 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET AT THE NORTHWEST CORNER OF SAID 5.404 ACRE TRACT;  
 THENCE, S89°28'52"E, LEAVING THE EAST LINE OF SAID LOT 4R2, ALONG THE NORTH LINE OF SAID 5.404 ACRE TRACT, A DISTANCE OF 320.73 FEET TO A 1/2 INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET AT THE NORTHEAST CORNER OF SAID 5.404 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID TRACT THREE;  
 THENCE, ALONG THE EAST LINE OF SAID 5.404 ACRE TRACT, BEING THE COMMON WEST LINE OF SAID TRACT THREE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:  
 1. S01°50'07"W, A DISTANCE OF 134.14 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" FOUND;  
 2. S02°33'34"W, A DISTANCE OF 349.46 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" FOUND;  
 3. S03°19'32"W, A DISTANCE OF 272.64 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 5.40 ACRES (235,379 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 4R2  
 BLOCK A  
 B AND L COX ADDITION  
 VOL. 2021, PG. 750  
 P.R.C.C.T.

EXISTING ZONING: PD  
 (PLANNED DEVELOPMENT)  
 CURRENT LAND USE:  
 MEDICAL OFFICE

(REMAINDER)  
 CALLED 1140.849 ACRES  
 JEN TEXAS 22 LLC  
 20200904001497270  
 P.R.C.C.T.  
 EXISTING ZONING: PD  
 (PLANNED DEVELOPMENT)  
 CURRENT LAND USE:  
 SINGLE FAMILY

LOT 5  
 BLOCK A  
 B AND L COX ADDITION  
 VOL. 2018, PG. 611  
 P.R.C.C.T.

EXISTING ZONING: PD  
 (PLANNED DEVELOPMENT)  
 CURRENT LAND USE:  
 VACANT

5.40 ACRES  
 235,379 SQ. FT.

CALLED 5.404 ACRES  
 DARRELL LEWIS AND WIFE,  
 KAREN LEWIS  
 DOC. NO. 20211104002266710  
 O.P.R.C.C.T.

EXISTING ZONING: AG  
 (AGRICULTURAL)      PROPOSED ZONING: C3  
 (REGIONAL COMMERCIAL)

CURRENT LAND USE:  
 VACANT

EXISTING ZONING: AG  
 (AGRICULTURE)  
 CURRENT LAND USE:  
 COMMERCIAL

TRACT THREE  
 DARRELL LEWIS AND WIFE,  
 KAREN LEWIS  
 DOC. NO. 20190225000191880  
 O.P.R.C.C.T.

LOT 7  
 BLOCK A  
 B AND L COX ADDITION  
 VOL. 2021, PG. 750  
 P.R.C.C.T.

EXISTING ZONING: PD  
 (PLANNED DEVELOPMENT)  
 CURRENT LAND USE:  
 VACANT

POB  
 N:  
 7130989.08  
 E: 2527364.07

WEST UNIVERSITY DRIVE  
 (U.S. HIGHWAY 380)  
 (RIGHT-OF-WAY VARIES)

CALLED 0.0186 ACRES  
 STATE OF TEXAS  
 VOL. 3791-205  
 D.R.C.C.T.

**OWNER / DEVELOPER**  
 MCKINNEY 380 TD1 LLC  
 2707 CARRIAGE TRL  
 MCKINNEY, TX 75072  
 SCOTT WOODRUFF

**ENGINEER**  
 TEXAS REGISTRATION #14199  
 1903 CENTRAL DR.  
 SUITE #406  
 BEDFORD, TX 76021  
 PH. 817.281.0572  
 FAX 817.281.0574  
 CONTACT: DREW DONOSKY, PE  
 EMAIL: DREW@CLAYMOOREENG.COM

ZONING EXHIBIT			
WIRE TRADE DAYS			
5.40 ACRES			
LEGAL DESCRIPTION:			
BEING A 5.40 ACRE TRACT OF LAND OUT OF THE W. H. HUNT SURVEY, ABSTRACT NUMBER 450, SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 5.404 ACRE TRACT OF LAND CONVEYED TO DARRELL LEWIS AND KAREN LEWIS BY DEED OF RECORD IN DOCUMENT NUMBER 20211104002266710 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.			
CITY:	STATE:		
MCKINNEY	TEXAS		
COUNTY:	SURVEY:	ABSTRACT NO.	
COLLIN	W.H. HUNT	450	
SUBMITTAL LOG:			
7/24/2023		FIRST CITY SUBMITTAL	

TEXAS REGISTRATION #14199  
  
 1903 CENTRAL DR. SUITE 406  
 BEDFORD, TX 76021  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENG.COM

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 Engineer: DREW DONOSKY  
 P.E. No. 125851, Date: 7/19/2023

**WIRE TRADE DAYS**  
 MCKINNEY, TX

NO.	DATE	REVISION	WKT	BY
1	10/05/2022	REVISED GRADING		

**ZONING EXHIBIT**

DESIGN:	SDC
DRAWN:	SDC
CHECKED:	ASD
DATE:	8/7/2023
SHEET	
<b>Z-1</b>	
File No:	2022-242

PLOTTED BY: DREW DONOSKY  
 PLOT DATE: 8/7/2023 3:53 PM  
 LOCATION: Z:\PROJECTS\PROJECTS\2023-017 WIRE MCKINNEY TRADE DAYS\CADD\EXHIBIT\_Z - 1 ZONING EXHIBIT\_DWG  
 LAST SAVED: 7/19/2023 12:09 PM