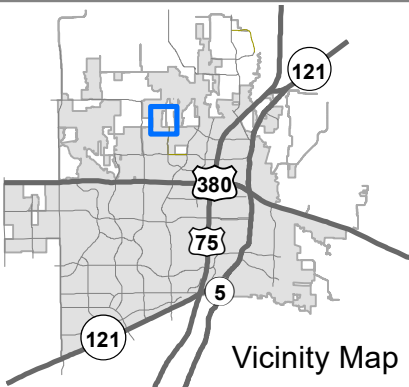
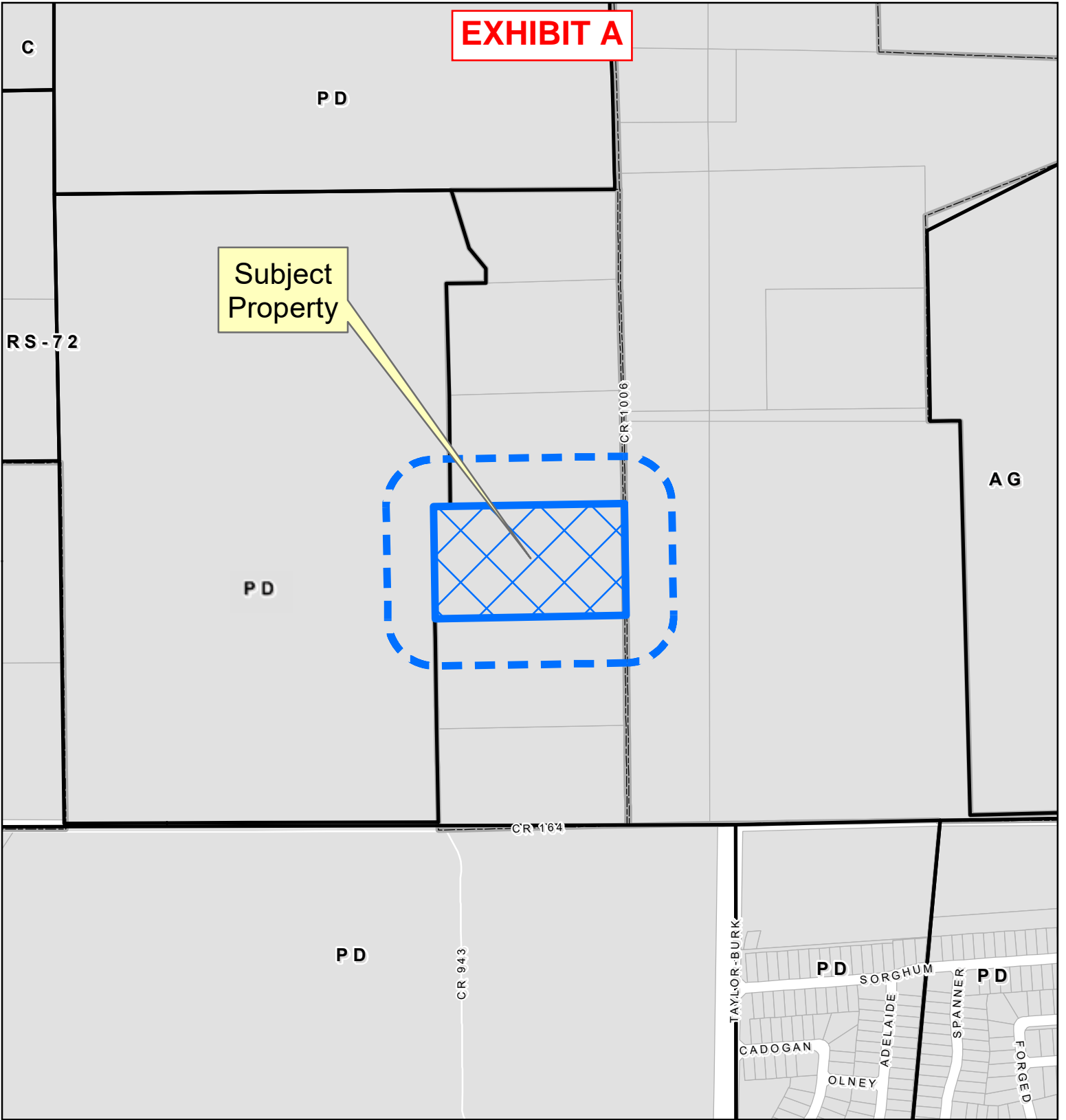
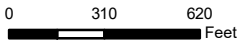


EXHIBIT A



Property Owner Notification Map

ZONE2024-0073



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

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the T. Cunnius Survey, Abstract No. 211, in Collin County, Texas, being part of a tract conveyed to Richard and Tanya Franklin by deed recorded in Document No. 20220317000429840 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

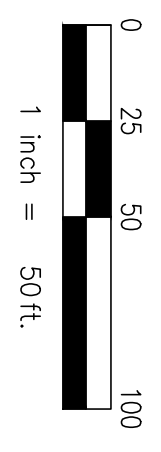
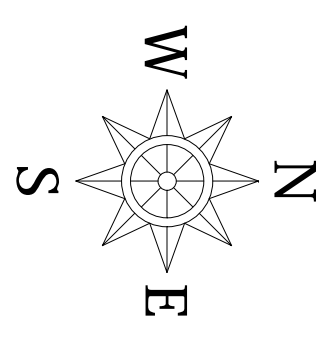
BEGINNING at a 1/2" iron rod found in County Road 1006, a public road, for the southeast corner of a tract conveyed to Michael Larry and Paula Peters Culbreath, recorded in Volume 4283, Page 2451, Deed Records, Collin County, Texas;

THENCE S 00°55'55" E, 530.00 feet along said road to a railroad spike found in said road, for the southeast corner of said Franklin tract;

THENCE S 89°04'05" W, 905.00 feet to a 1/2" iron rod found;

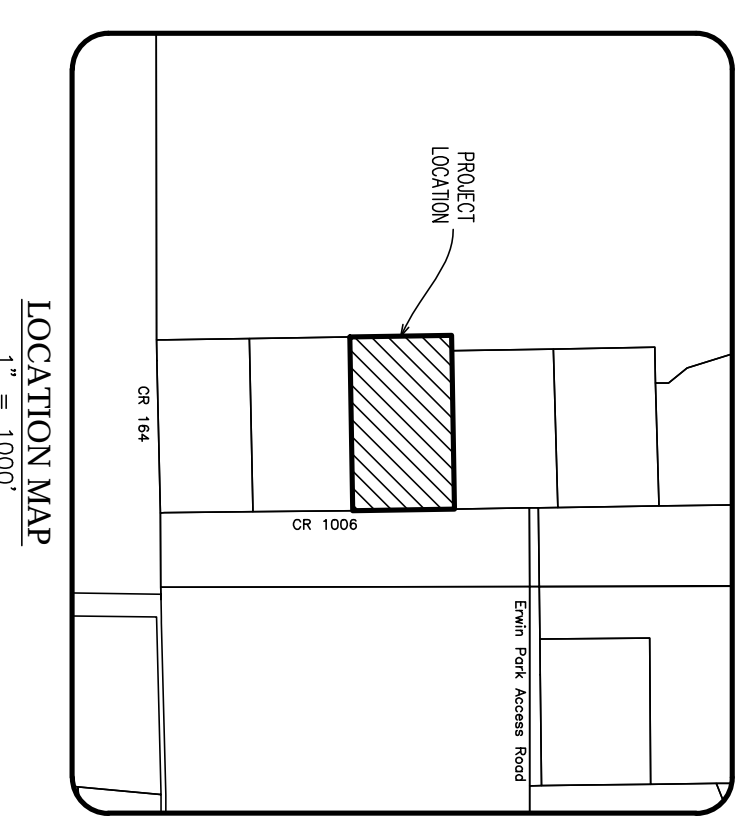
THENCE N 00°55'55" W, 530.00 feet;

THENCE N 89°04'05" E, 905.00 feet to the POINT OF BEGINNING with the subject tract containing 479,650.00 square feet or 11.011 acres of land.



Basis of Bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Resubmission 2011.

EXHIBIT C



METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the T. Cunniss Survey, Abstract No. 211, in Collin County, Texas, being all of a tract conveyed to Richard and Tanya Franklin by deed recorded in Document No. 20220317000429840 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in County Road 1006, a public road for the southeast corner of a tract conveyed to Michael Lutz and Paula Peters Culbreath, recorded in Volume 4283, Page 2451, Deed Records, Collin County, Texas;

THENCE S 00°55'55" E, 530.00 feet along said road to a railroad spike found in said road, for the southeast corner of said Franklin tract;

THENCE S 89°04'05" W, 905.00 feet to a 1/2" iron rod found;

THENCE N 00°55'55" W, 530.00 feet;

THENCE N 89°04'05" E, 905.00 feet to the POINT OF BEGINNING with the subject tract containing 479,650.00 square feet or 11.011 acres of land.

McKinney Ranch Ltd
Doc. No. 20140212000134010
OPRCCT

Existing Zoning: PD - Planned Development
Existing Use: Single Family Residential

Michael Larry and
Paula Peters Culbreath
Vol. 4283, Pg. 2451 DRCCT

Existing Zoning: McKinney ETJ
Existing Use: Single Family Residential

N 89°04'05" E ~ 905.00'

T. CUNNISS SURVEY
ABSTRACT NO. 211

Richard and Tanya Franklin
Doc. No. 20220317000429840
OPRCCT

11.011 Acres
(479,650 S.F.)

Existing Zoning: McKinney ETJ
Existing Use: Single Family Residential
Proposed Zoning: R43 - Residential Estate

Tract 1
Christ Redeemer Church
Doc. No. 20211119002571310
OPRCCT

Existing Zoning: McKinney ETJ
Existing Use: Single Family Residential

POINT OF
BEGINNING

N 74°02'03.5
E 239°50'37.6
MDE-83
State Plane Coordinate
Texas North Central Zone

City of McKinney
Doc. No. 20201217002278280
OPRCCT

Existing Zoning: McKinney ETJ
Existing Use: Vacant Land



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TBP# No. F-2121 • TBLPS No. F-10043100 • www.splarseng.com

ZONING EXHIBIT

FRANKLIN TRACT

11.011 ACRES
OUT OF THE T. CUNNISS SURVEY
ABSTRACT NO. 211, TRACT 17
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER / APPLICANT:
Richard & Tanya Franklin
4225 County Road 1006
McKinney, TX 75071
Email: rick@franklinlandco.com
Contact: Rick Franklin

ENGINEER / SURVEYOR
SPLIARS ENGINEERING & SURVEYING
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBP#s No. F-2121 And No. F-10043100
Contact: Trislan Poore