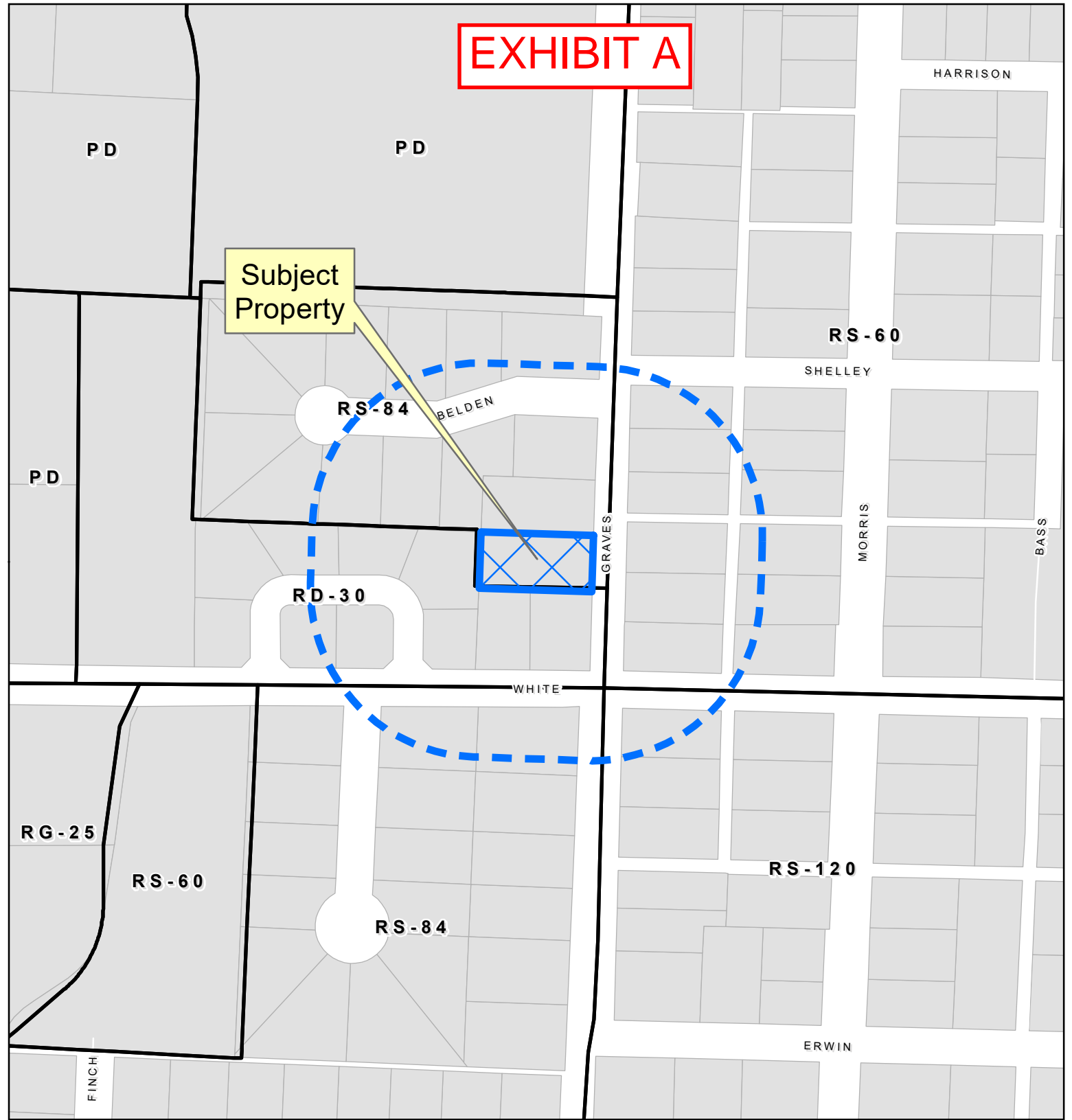


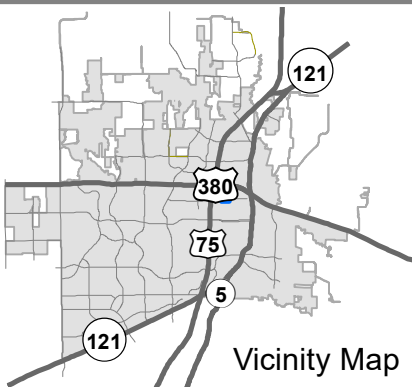
# EXHIBIT A



## Property Owner Notification Map

ZONE2024-0095

0 80 160 Feet



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

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS BAHATTIN KANAYILMAZ is the owner of a tract of land situated in the Samuel McFall Survey, Abstract No. 641, Collin County, Texas, and being the same land described in a deed to Bernois, LLC., recorded in Instrument No. 20120510000549120, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING at an "X" found for corner in the west line of N. Graves Street, at the southeast corner of a tract of land described in a deed to Susan Peabody, as recorded in Instrument No. 20061003001425870 (D.R.C.C.T) and the northeast corner of said Bernois, LLC tract:

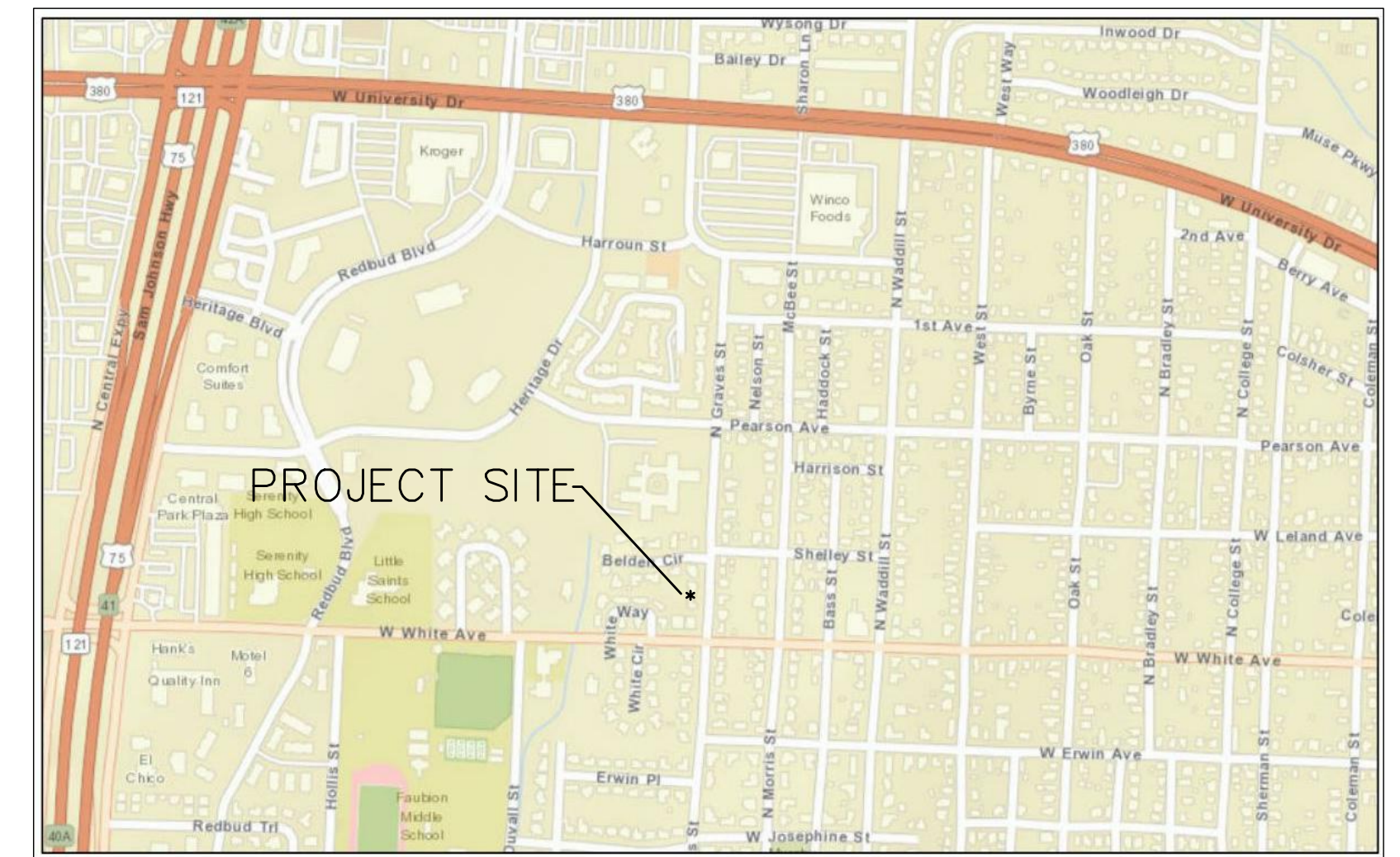
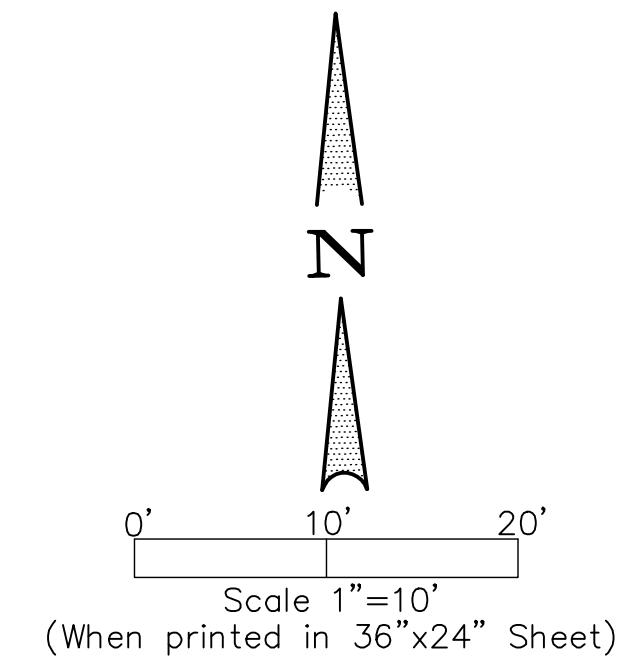
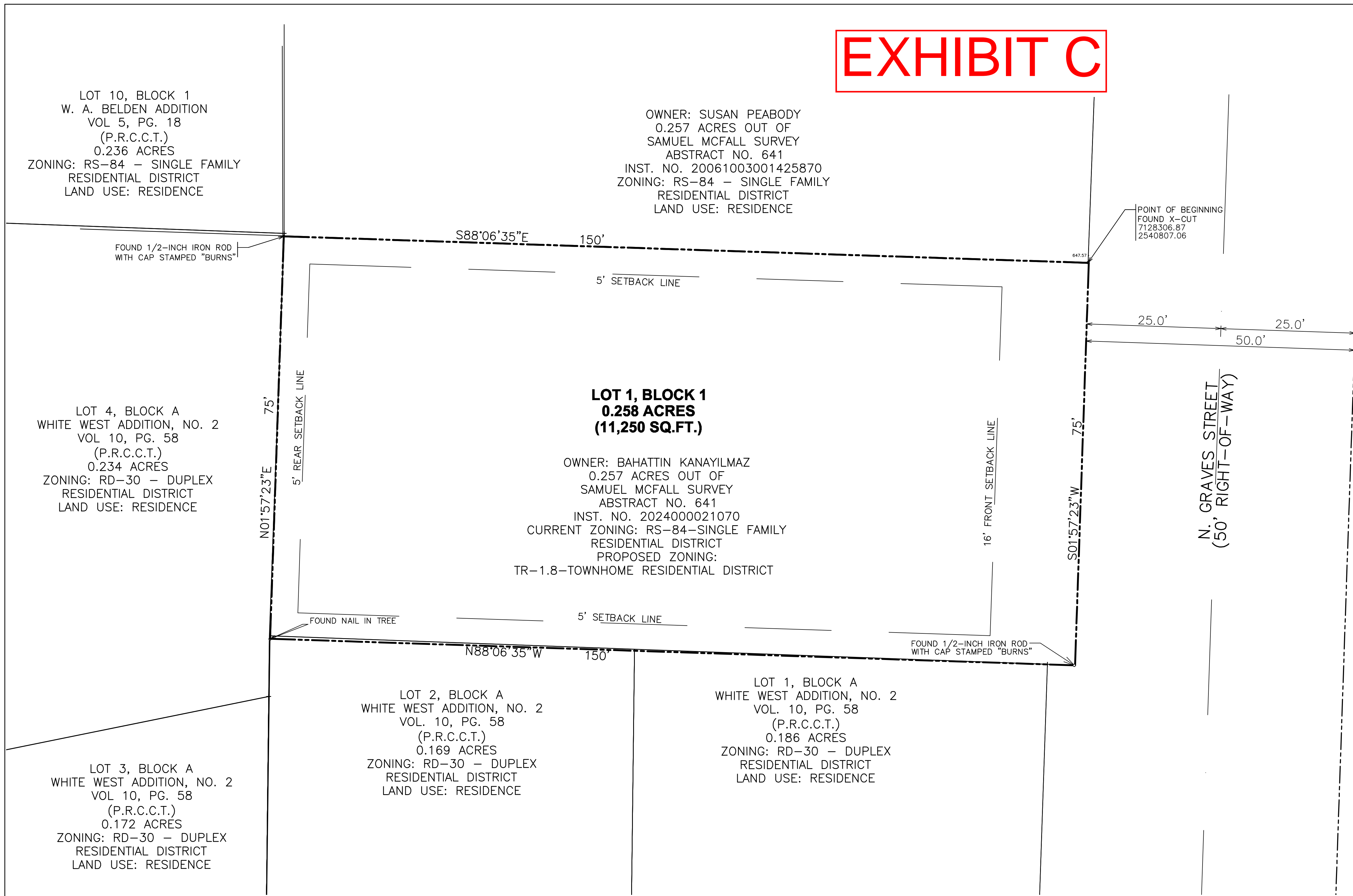
THENCE South 01 degrees 57 minutes 23 seconds West, with the west line of said N. Graves Street, a distance of 75.00 feet to a found 1/2-inch iron rod with a cap stamped "BURNS" for corner;

THENCE North 88 degrees 06 minutes 35 seconds West, a distance of 150.00 feet to a found mag nail in a tree for corner in the east line of Lot 4, Block A of White West Addition, No. 2, an Addition to Collin County, Texas, according to the Plat thereof recorded in Volume 10, Page 58, Plat Records, Collin County, Texas (P.R.C.C.T.), and being the northwest corner of Lot 2, Block A of said White West Addition;

THENCE North 01 degrees 57 minutes 23 seconds East, a distance of 75.00 feet to a found 1/2-inch iron rod with a cap stamped "BURNS" at the northeast corner of said Lot 4, at the southeast corner of Lot 10, Block 1 of W. A. Belden Addition, an Addition to Collin County, Texas, according to the Plat thereof recorded in Volume 5, Page 18 (P.R.C.C.T.) and at the Southwest corner of said Peabody tract;

THENCE South 88 degrees 06 minutes 35 seconds East, a distance of 150.00 feet to the POINT OF BEGINNING and CONTAINING 11,250 square feet or 0.258 acres of land, more or less.

# EXHIBIT C



KEY MAP  
 N.T.S.

PROJECT DATA	
DESCRIPTION	
CURRENT ZONING	RS-84 (SINGLE FAMILY RESIDENCE)
PROPOSED ZONING	TR-1.8 (TOWNHOME RESIDENCE)
EXISTING SF. LOT AREA	75'X150' = 11,250 SF.
PROPOSED LOT AREA	75'X150' = 11,250 SF.
NUMBER OF LOTS	1
BUILDING SETBACKS	AS PER THE ORDINANCE
BUILDING HEIGHTS	AS PER THE ORDINANCE

<b>ZONING EXHIBIT</b>	
<b>1 DUPLEX LOT</b>	
OWNER/DEVELOPER: BAHATTIN KANAYILMAZ 5809 SANDRAWOOD DR. MCKINNEY, TX 75072 PH: 352 213 9037	
ENGINEER: ND & ASSOCIATES, LLC 603 CHERRY TREE LANE WYLIE, TX 75098 PH: 214 533 7181, E-MAIL: naim1207@yahoo.com FIRM # F-13340	SURVEYOR: JOEL C. HOWARD GEO-NAV 3410 MIDCOURT RD, SUITE 110 CARROLLTON, TX 75006 (972) 243-2409