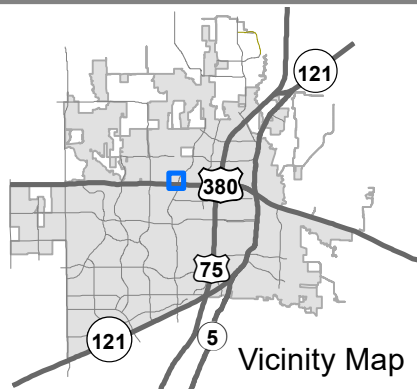
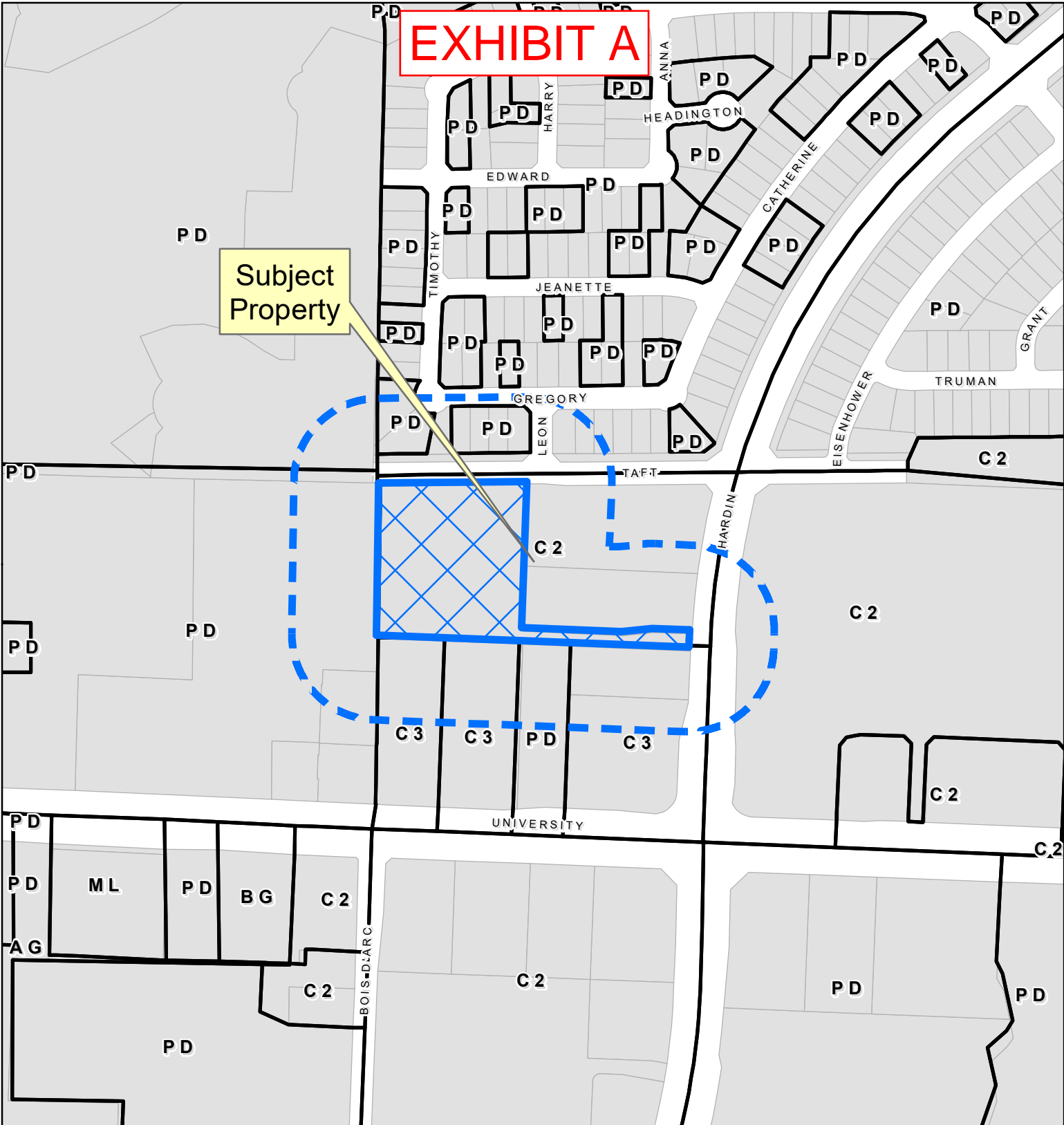


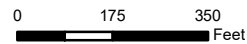
# EXHIBIT A

Subject Property



## Property Owner Notification Map

ZONE2023-0057



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

## ZONING DESCRIPTION

**BEING** a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas and a part of Lot 3R, Block A, Headington Heights Addition, an addition to the City of McKinney, recorded in Instrument No. 2015013001000410, Official Public Records, Collin County, Texas, and being a part of a tract of land described in Special Warranty Deed to McKinney SH III, LTD., recorded in Instrument No. 20190131000104710 of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at a point for the northwest corner of said Lot 3R, Block A, in the south right-of-way line of Taft Lane (a variable width right-of-way);

**THENCE** with said south right-of-way line of Taft Lane and the north line of said Lot 3R, North 89°27'49" East, a distance of 394.24 feet to a point for corner;

**THENCE** departing said south right-of-way line of Taft Lane and over and across said Lot 3R, South 02°14'26" West, a distance of 388.42 feet to a point for the southwest corner of a called 1.7477 acre tract of land described in Special Warranty Deed to L&M Hideaway Properties, LLC recorded in Instrument No. 20211215002527820 of said Official Public Records;

**THENCE** with the south line of said 1.7477 acre tract, the following courses and distances:

South 87°45'34" East, a distance of 266.75 feet to a point for corner;

North 83°43'36" East, a distance of 81.05 feet to a point for corner;

South 87°45'35" East, a distance of 99.88 feet to a point for the southeast corner of said 1.7477 acre tract, in the west right-of-way line of Hardin Boulevard (a variable width right-of-way) and being the beginning of a non-tangent curve to the left with a radius of 1,985.00 feet, a central angle of 00°43'22", and a chord bearing and distance of South 02°33'18" West, 25.04 feet;

**THENCE** with said west right-of-way line of Hardin Boulevard, the following courses and distances:

In a southerly direction, with said non-tangent curve to the left, an arc distance of 25.04 feet to a point for corner;

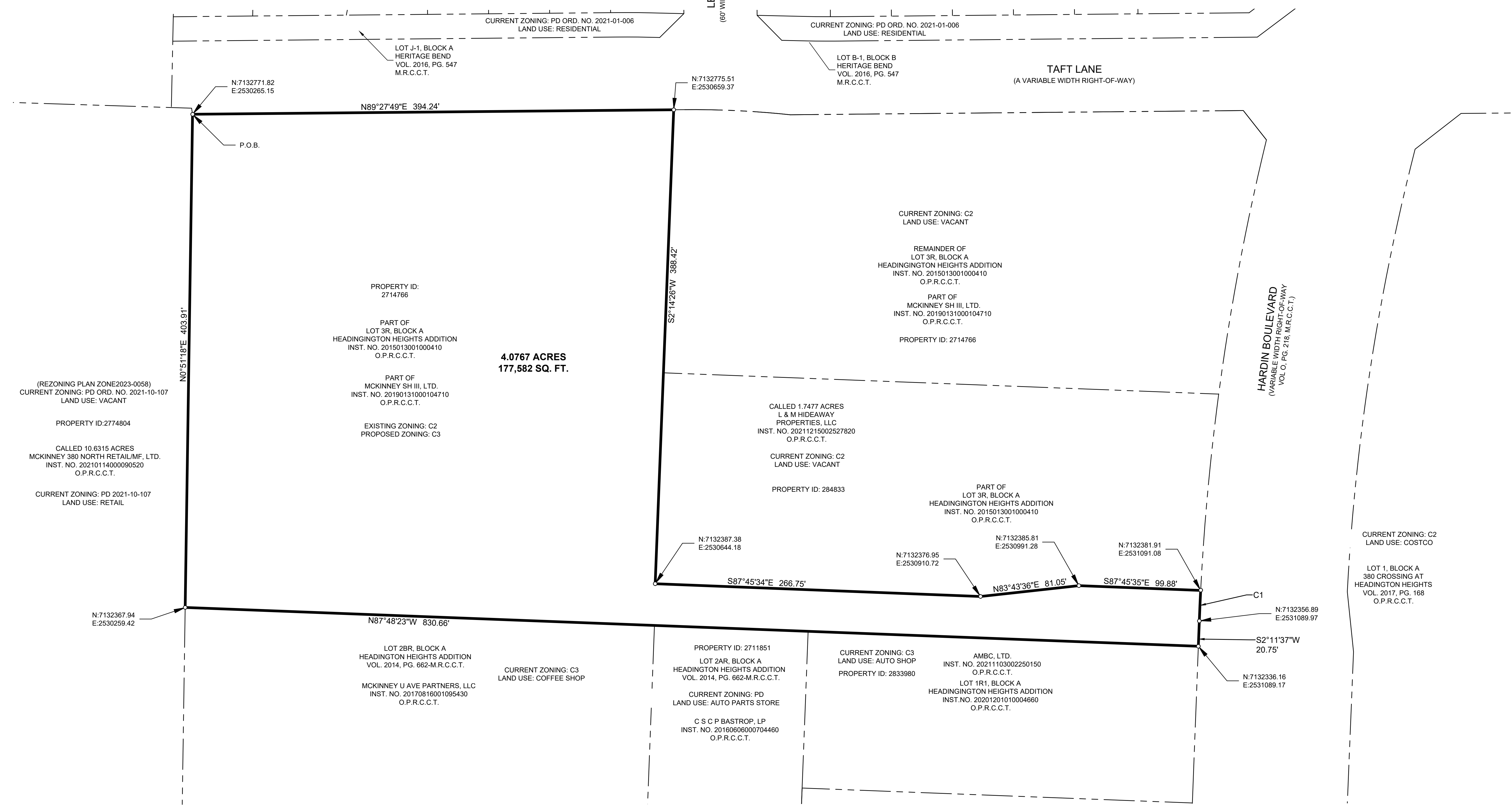
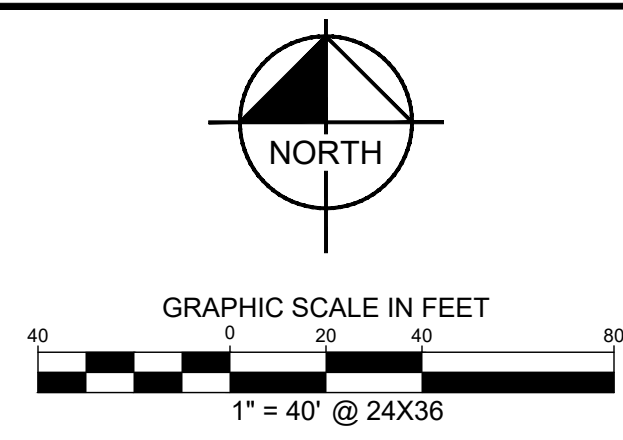
South 02°11'37" West, a distance of 20.75 feet to a point for the southeast corner of said Lot 3R;

**THENCE** departing said west right-of-way line of Hardin Boulevard and with the south line of said Lot 3R, North 87°48'23" West, a distance of 830.66 feet to the southwest corner of said Lot 3R;

**THENCE** with the west line of said Lot 3R, North 00°51'18" East, a distance of 403.91 feet to the **POINT OF BEGINNING** and containing 177,582 square feet or 4.0767 acres of land

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

# EXHIBIT C



(REZONING PLAN ZONE2023-0058)  
 CURRENT ZONING: PD ORD. NO. 2021-10-107  
 LAND USE: VACANT  
 PROPERTY ID: 2774804  
 CALLED 10.6315 ACRES  
 MCKINNEY 380 NORTH RETAIL/MF, LTD.  
 INST. NO. 20210114000090520  
 O.P.R.C.C.T.  
 CURRENT ZONING: PD 2021-10-107  
 LAND USE: RETAIL

PROPERTY ID: 2714766  
 PART OF  
 LOT 3R, BLOCK A  
 HEADINGINGTON HEIGHTS ADDITION  
 INST. NO. 2015013001000410  
 O.P.R.C.C.T.  
**4.0767 ACRES  
 177,582 SQ. FT.**  
 PART OF  
 MCKINNEY SH III, LTD.  
 INST. NO. 20190131000104710  
 O.P.R.C.C.T.  
 EXISTING ZONING: C2  
 PROPOSED ZONING: C3

CALLLED 1.7477 ACRES  
 L & M HIDEAWAY  
 PROPERTIES, LLC  
 INST. NO. 20211215002527820  
 O.P.R.C.C.T.  
 CURRENT ZONING: C2  
 LAND USE: VACANT  
 PROPERTY ID: 284833

PROPERTY ID: 2711851  
 LOT 2AR, BLOCK A  
 HEADINGINGTON HEIGHTS ADDITION  
 VOL. 2014, PG. 662-M.R.C.C.T.  
 CURRENT ZONING: PD  
 LAND USE: AUTO PARTS STORE  
 C S C P BASTROP, LP  
 INST. NO. 2016006000704460  
 O.P.R.C.C.T.

CURRENT ZONING: C3  
 LAND USE: AUTO SHOP  
 PROPERTY ID: 2833980

AMBC, LTD.  
 INST. NO. 20211103002250150  
 O.P.R.C.C.T.  
 LOT 1R1, BLOCK A  
 HEADINGINGTON HEIGHTS ADDITION  
 INST. NO. 20201201010004660  
 O.P.R.C.C.T.

CURRENT ZONING: C2  
 LAND USE: COSTCO  
 LOT 1, BLOCK A  
 380 CROSSING AT  
 HEADINGINGTON HEIGHTS  
 VOL. 2017, PG. 168  
 O.P.R.C.C.T.

**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	2529878.81

**LEGEND**

Δ = CENTRAL ANGLE  
 P.O.B. = POINT OF BEGINNING  
 VOL/PG = 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

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°43'22"	1985.00'	25.04'	S02°33'18"W	25.04'

ZONING EXHIBIT  
 4.0767 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) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LDV	JAD	AUG. 2023	063006046	1 OF 1