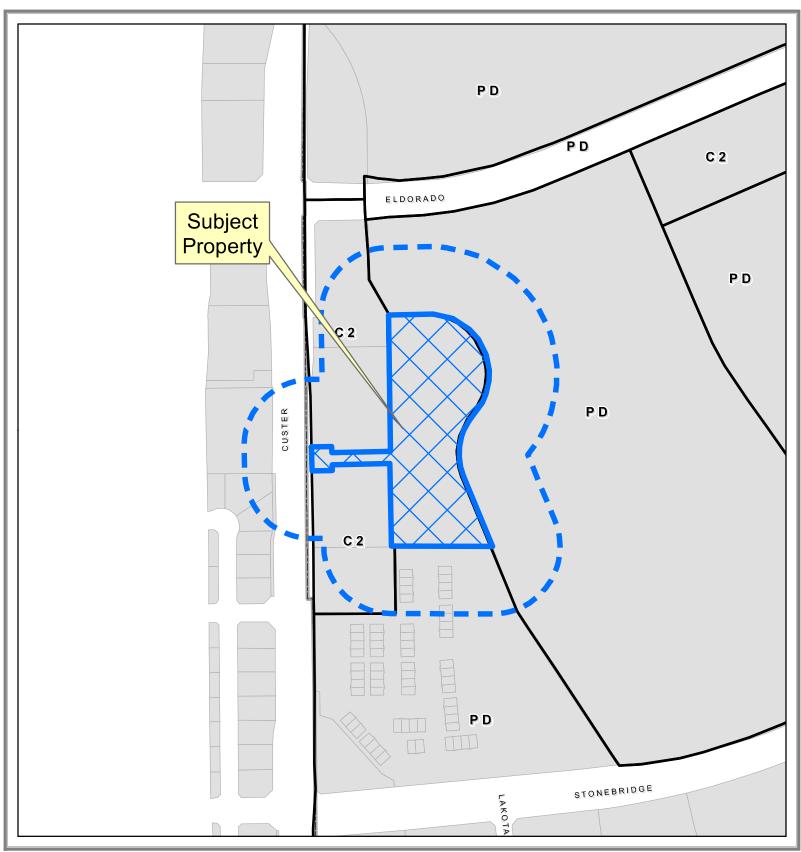
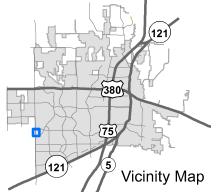
## **EXHIBIT** A

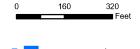




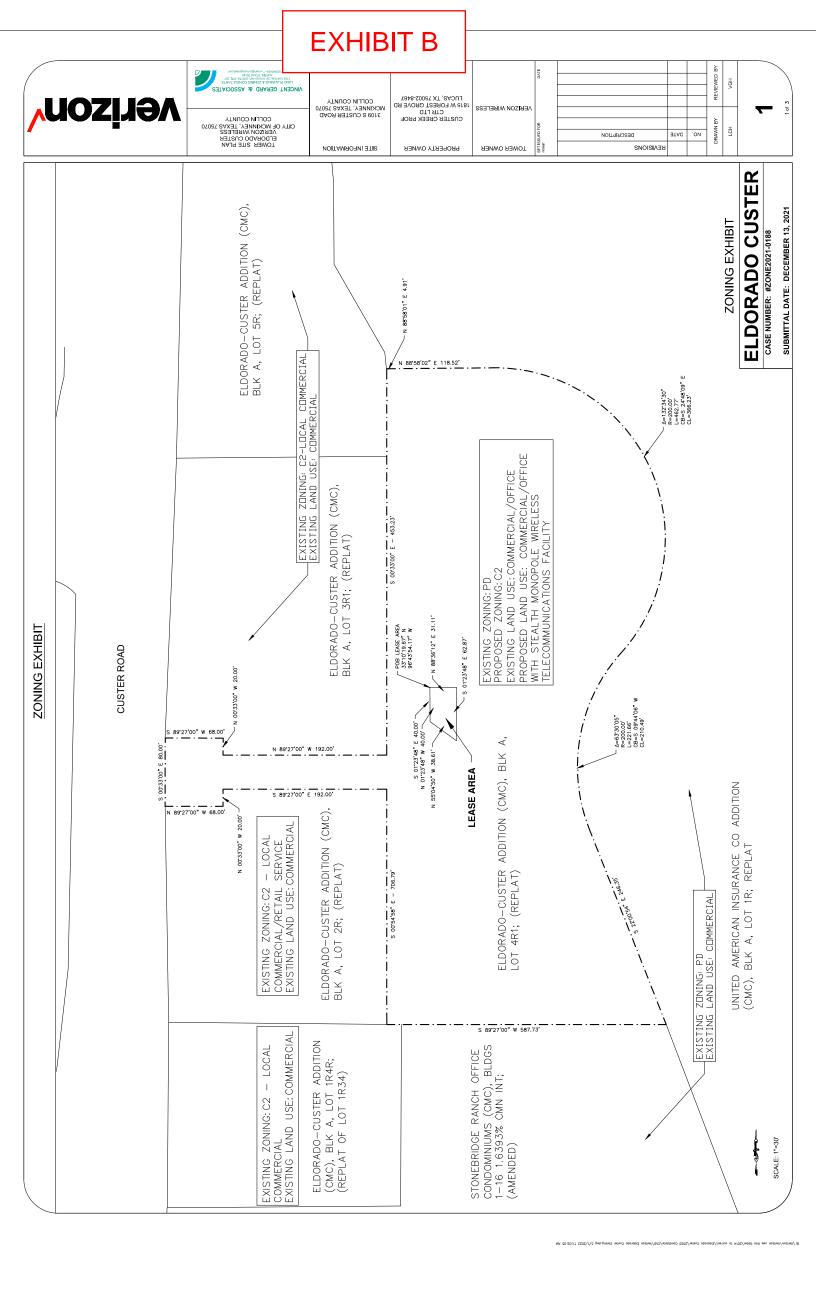
## Property Owner Notification Map

ZONE2021-0188

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.







# ARENT TRACT

THAT CERTAIN TRACT OF REAL PROPERTY CONTAINING APPROXIMATELY 10.776

ARESS, LOCATED IN THE LACOB I. WHOLE SURVEY, ASSTRACT NO. 682. COLLIN

OF ELDORADS—CUSTER CENTER ADDITION, LOTS 2, 3, 48, BLOCK A, AN ADDITION

TO THE CITY OF MAKINIES, TLESS, ACCORDING TO MAP OR PLATI THEREON

TO THE CITY OF MAKINIES, TLESS, ACCORDING TO MAP OR PLATI THEREON

TECORDED AT INSTRUMENT NO. 20170608010002750, OFFICIAL PUBLIC RECORDS,

TOLLIN COUNTY, TEXAS.

BEING a treat of land situated in the JLJ, Naugle Survey, Abstract No. 662. City of McKinney, Collin County, Texas, also being situated in Lot 4R1, Block AR1, Block AR2, Collin County, Texas, Being out of mod a partial of latter certain tract of land conveyed to Latter Creek Perfessional Center, Ltd., by Wurranty Deed with Verdor's Lien dated November 22, 2006, and recorded in Instrument No. 2006;12(10)(179820). Official Public Records., Collin County, Texas, and being more particularly described by metes

COMMENCING at a chiseled "x" set in concrete found for the southeast corner of Lot 3R of said Black A, Eldonado-Custer Addition, also being an interior corner of said Lot 4R1;

HENCE along the east line of sold Lot 3R, same being an interior line of sold Lot 4R1, North 01 degrees 05 minutes 46 seconds West, a distance of 78.39 feet to a Point; IHENCE through the interior of said Lot 4R1, North 88 degrees 54 minutes 14 seconds East, a distance of 50.78 feet to the POINT OF BEGINNING hereof; HENCE continuing through the interior of said Lot 4R1 the following four (4)

North 88 degrees 36 minutes 12 seconds East, a distance of 31.11 feet to a Point; North 55 degrees 04 minutes 50 seconds West, a distance of 38.61 feet to South 01 degrees 23 minutes 48 seconds East, a distance of 62.87 feet a Point;

North 01 degrees 23 minutes 48 seconds West, a distance of 40.00 feet to the POINT OF BECINNING hereof and containing 0.0367 acres or 1.600 square feet of land, more or less.

UTILITY, FIBER & ACCESS EASEMENT

BENC a tract of land structed in the Jul. Naugle Survey, Abstract No. 662, City of McKimey, Callin County, Texas, also being structed in Lot 4R1, Block A, Elanda-Custer Addition, an addition to the City at McKimey, Callin County, Texas, according to the plat thereof recorded in Instrument No. 2017/506501/002750, Official bublic Records, Callin County, Texas, being out of and a partian of that certain tract of land conveyed to Custer Creek Professional Center, Lid., by Marranty Deed with Vendor's Lien dated November 22, 2006, and recorded in Instrument No. 2006/1221001799620, Official Public Records, Colin County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a chiseled "x" set in concrete found for the southeast corner of Lot 3R of said Block A. Eldorado-Custer Addition, also being an interior corner of said Lot 4R1;

HENCE along the east line of said Lot 3R, same being an interior line of said Lot 4R1, North 01 degrees 05 minutes 46 seconds West, a distance of 78.39 feet to a Point:

THENCE through the interior of said Lot 4R1 the following five (5) courses: North 88 degrees 54 minutes 14 seconds East, a distance of 50.78 feet to a Point;

South 01 degrees 23 minutes to a Point; 48 seconds West, a distance of 40.00 feet

South 01 degrees 05 minutes 46 seconds East, a distance of 78.52 feet to a Point; South 88 degrees 54 minutes 14 seconds West, a distance of 25.99 feet to a Point;

South 88 degrees 54 minutes 14 seconds West, possing at a distince of 25.00 feet the northeast corner of Lat 28 of soid Block A. Bloordor-Custer Addition, also being an interior corner of soid Lat 481, and continuing for a total distance of 286.00 feet to a Point on the ost right-of-way) line of Custer Road (variable width public right-of-way):

along the east right—of—way line of Custer Road, North 01 degrees 05 46 seconds West, a distance of 40.00 feet to a Point;

HRINCE leaving said right-of-way line, North 88 degrees 54 minutes 14 seconds East, a distance of 280.00 feet to the POINT OF BECINNING hereof and containing 0.3305 acres or 14,397 square feet of land, more or less.

RIGHT-OF-WAY EASEMENT IN FAVOR OF DENTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDED 03/18/1953 AS BOOK 467, PAGE 445 OF COLLIN COUNTY RECORDS. GENERAL EASEMENT AFFECTING PARENT TRACT.

GREASE TRAP

OGREASE TRAP

OGREASE TRAP

Floodplain

POJ DRAMAGE PO EST

SCALE: 1"=20"/(11X17) 1"=10" (22X34) SCALE: / 1" = 10'

VOL 2006, PG. 5

8

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONEBRIDGE RANCH COMMERCIAL PROPERTIES, RECORDED 05/04/1995 AS INSTRUMENT NO. 95-0030577 OF COLLIN COUNTY RECORDS. AFFECTS PAREN

NOTE: SUPPLEMENT TO THE DECLARATION OF CONEMNIS, CONDITIONS AND RESTRICTIONS FOR STONEHOUSE REACH COMMERCIAL PROFEREIS, RECORDED CONTINUENCE AS INSTRUMENT NO. 96-0020666 OF CONLINE COUNTY RECORDS. NOTE: FIRST AMENDMENT TO THE DECLARATION OF CONCINUENT, COMPITIONS OF CONCINUENT, COMPITIONS OF CONCINUENT, CONDITIONS OF CONCINUENT, CONDITIONS OF CONCINUENT OF THE DECLARATION OF CONCINUENT, COMPITIONS OF CONCINUENT OF THE DECLARATION OF CONCINUENT, COMPITIONS AND RESTRICTIONS, RECORDED 103/06/2002 AS BOOK 5720. PAGE 1091. REPROCESSED 9/16/2002 AS BOOK 5724, PAGE 552 OF COLLIN COUNTY REFORMS

30' FIRELAN UTILITY AND INST. 201

AMENUED AND RESTATED DEPELOPMENT AGREEMENT, RECORDED AS INSTRUMENT NO. 97–2082897 OF COLLIN COUNTY RECORDS. AFFECTS PARENT RACE, TRIST AMENDMENT TO AMENDED AND RESTATED DEPELOPMENT TO AGREEMENT, RECORDED ON 10/11/1999, AS 800K 4519, PAGE 1562 OF COLLIN COUNTY RECORDS.

NOTE: SECOND AMENDMENT TO AMENDED AND RESTATED DEPELOPMENT AGREEMENT, RECORDED 03/21/2000, AS 800K 4529, PAGE 136 OF COLLIN COUNTY RECORDED 03/21/2000, AS 800K 4529, PAGE 136 OF COLIN COUNTY RECORDED 03/21/2000, AS 800K 4529, PAGE 136 OF COLIN COUNTY RECORDS.

SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 99/19/2003, AS BOOK 5506, PAGE 5715 OF COLLIN COUNTY RECORDS.

N 88'36

<u>1</u>24

COUNTY RECORDS.

O'UNTY RECORDS AND RESTAID DEVELOPMENT NOTE: THIRD MERIODMENT TO AMENABD AND RESTAID DEVELOPMENT AGREEMENT, RECORDS NOTE: FOURTH AMENABENT TO AMENABED AND RESTAID COUNTY RECORDS. NOTE: FOURTH AMENABENT TO APPLYODS, AS BOOK 6528, AGE DEVELOPMENT AGREEMENT, RECORDED 10/21/2003, AS BOOK 5528, 2178 OF COLLIN COUNTY RECORDS.

DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR STONEBRIDGE RANCH, RECORDED 05/04/1995 AS INSTRUMENT NO. 95-0030578 OF COLLIN COUNTY RECORDS. AFFECTS PARENT TRACT.

NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR STONEBRIDGE RANCH COMMERCIAL PROPERTIES, RECORDED 11/05/2002 AS 800K 5280, PAGE 1171 OF COLLIN COLUNITY RECORDS. SHOWN HEREON. NISTRUMENTS, WITELENST SUPPLEMENT TO NOTICE OF FILING OF BEDICATORY INSTRUMENTS, RECORDED 02/06/2003. AS 800K 5351, PAGE 862 OF COLLIN COUNTY RECORDS. DOES NOT AFFECT SUBJECT TRACT.

o w

(i)

MINOR PLAT PARCEL 814, LOT 1, BLOCK A, 14.037 ACRES, 1 LOT & 1 COMMON MACH, AS RECORDED DN 08/18/2003 IN VOLUME P, PAGE 88 OF COLLIN COLUNT RECORDS. EASEMENTS SHOWN THEREON NOT LONGER AFFECT THE PARENT TRACT.

DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED DC277/Z004 AS BOOK 5615, PAGE 3445 OF COLLIN COUNTY RECORDS, AFFECTS PARRINT TRACT, NOTE: AMENDED AND RESTRATED DECLARATION OF EASEMENTS, CONDITIONS AND RESTRICTIONS, RECORDED 11/19/2004, AS BOOK 5800, PAGE 2463 OF COLLIN COUNTY RECORDS.

MINOR REPLAT OF ELDORADO-CUSTER ADDITION LOTS 1R-4, BLOCK A, AS RECORDED ON 11/18/2004 IN PLAT BOOK Q, PAGE 44 OF COLLIN COUNTY RECORDS. EASEMENTS SHOWN HEREON.

DEVELOPER'S AGREEMENT BY AND BETWEEN CITY OF MCKINNEY AND AJA REAL ESTATE INVESTMENTS, L.P., RECORDED 11/24/2004 AS BOOK 5903, PAGE 953 OF COLLIN COUNTY RECORDS. AFFECTS PARENT TRACT.

ACCESS EASEMENT AGREMENT BY AND BETWEEN WISE NO. 2, LTD., GRANTOR, AND ROWALD P. BERLIN AND CHARLES K. GREEN, GRANTEE, RECORDED 01/06/2005 AS BOOK 5829, PAGE 2861 OF COLLIN COUNTY RECORDS. DEVELOPER'S AGREEMENT BY AND BETWEEN CITY OF MOKINNEY AND ROMALD P. BERLIN AND CHARLES K. GREEN, RECORDED 11/24/2004 AS BOOK 5803, PAGE 977 OF COLLIN COUNTY RECORDS. AFFECTS PARENT TRACT.

-O- PP - POWER POLE

IN THED - TELEPHONE RIS

W/- WATER VALVE

O- FH - FIRE HYDRANT

RISER

CENTER OF TOWER COORDINATES

PROJECT

INFORMATION

SURVEYOR'S CERTIFICATE

NAD83: LAT N 33' 10' 19.4884" LONG W 96' 43' 53.9828" ELEV. 699.7 (AMSL NAVD88)

LEGEND

5.50

AMENDED PLAT OF ELDORADO-CUSTER ADDITION, BLOCK, LOT 4R, AS RECORDED ON 02/03/2006 IN PLAT BOOK 2006, PAGE 52 OF COLLIN COUNTY RECORDS. EASEMENTS SHOWN HEREON.

15. DRAINAGE EASEMENT IN FAVOR OF THE CITY OF MCKINNEY RECORDED 11/28/2016, AS INSTRUMENT NO. 20161128001602080 OF COLLIN COUNTY RECORDS. SHOWN HEREON.

16. MINOR REPLAT ELIDORADO-CUSTER ADDITION LOTS 2R, 3R, 481 & 5, BLOCK A, AS RECORDED ON 06/08/2017 IN UNSTRUMENT IO. 20170608010002750 OF COLLIN COUNTY RECORDS. EASEMENTS SHOWN HEREON.

TOWER CENTROID

CLP - LIGHT POLE

EM - ELECTRIC METER GM - GAS METER

★ IRS - IRON ROD SET
○ IRF - IRON ROD FOUND
BENCH MARK

MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE. LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS NAVD 1988.

LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.

BUILDING LINES - FENCE LINE

CONVERGENCE ANGLE: 0' 57' 52" BASIS OF BEARINGS: GRID BEARINGS (TEXAS NORTH CENTRAL ZONE — NADB3) BASED ON GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

BY CARAHIC PLOTTING ONLY. THIS PROPERTY IS WITHIN ZONE "Y", AREKS OUTSIED OF A 100 PK, FLOOD PLAN MID ZONE "AC", AREKS MITHINI THE 100 PK, FLOOD PLAN MS SHOWN BY FRAN MAP COMMUNITY—PANEL NUMBER 4808502654, DATED 06/02/2009. APPROXIMATE BASE FLOOD ELEMINON: 895 MAIS...

VICINITY MAP BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED COINCIDENT WITH SURVEY.

SITE

The undersigned hereby certifies unto Celico Partnership d/b/a/ Verizon Wireless that (a) this survey drowing is based upon an on-the-ground survey Wireless that (a) this survey drowing is based upon an on-the-ground survey wireless that (a) this survey drowing is based upon an on-the-ground survey made by the undersigned on February 3, 2020, and as to matters of record relies upon Abstractor's Certificate #01-20013143-015. Saded effective as of March 9, 2020, issued by Qol Republic, covering the Property (a) the rotals found by the undersigned at the thire of some within the Property, and (4) all stabuck lines, encroachment should be sessments and rights-of-way across, obutting or affecting the Property as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, obig with any recording information for such as effective as shown on the Abstractor's Certificate or otherwise known to or observed by the undersigned, conflicts or sorthages in rate or boundary lines; (4) the legal distributed for a contract of the record record of the property of the record distributes and in performing the criticate or otherwise known to an observed by the legal distributes found in performing the criticate or otherwise when the survey drowing to the best of type knowledge upon review of the seating recorded instruments provided, there are no (1) white exceements or rights-of-way coroses or obuiting or affecting the Property, or weathern the conditions of the Property by building structures or other impovements or the property by building structures or other impovements or the property of the property of

or own	, "
-	
DESCRIPTION:	$\sim$ –
DATE OF SURVEY	DRWI CK
ISSUED	2
ADDED TITLE INFO	_ ~
REVISED LEASE AREA	KR
REVISED TOWER COORDINATES	3 3



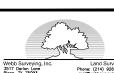


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1,600 0.0367

SITE NAME: ELDORADO CUSTER SITE NUMBER: 496508

McKINNEY, TX 75070



ENLARGED SITE PLAN

SV-2



#### PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-112 (C2 - Local Commercial District) and Section 146-137 (Communications antennas, satellite dishes and support structures/towers) of the City of McKinney Zoning Ordinance except as follows:

- 1. A stealth Telcom tower may be constructed on the subject property and shall be generally developed in accordance with the drawings submitted.
- 2. The minimum setback requirement for a stealth Telcom tower shall be 67 feet from the center of the monopole to the nearest property line. All other uses permitted within Section 146-112 shall follow the requirements of the zoning district.
- 3. The maximum height for the stealth Telcommunications tower shall be 100 feet. All other uses permitted within Section 146-112 shall follow the requirements of the zoning district.
- 4. The site is to include a 6-foot masonry wall around the telecommunications facility compound as shown on the attached exhibit. The wall is designed to match the brick and stone architecture of surrounding buildings.
- 5. The site is to provide a landscape area adjacent to the screening wall of the facility on the north, south, and west sides. The landscape area shall be required to plant evergreen shrubs and/or trees per the following:
  - a. Evergreen shrubs shall be at least 3 feet tall and spaced 3 feet on center at the time of planting.
  - b. Evergreen trees shall be at least 6 feet tall and spaced 6-8 feet on center at the time of planting.

VGH

### **EXHIBIT E**

