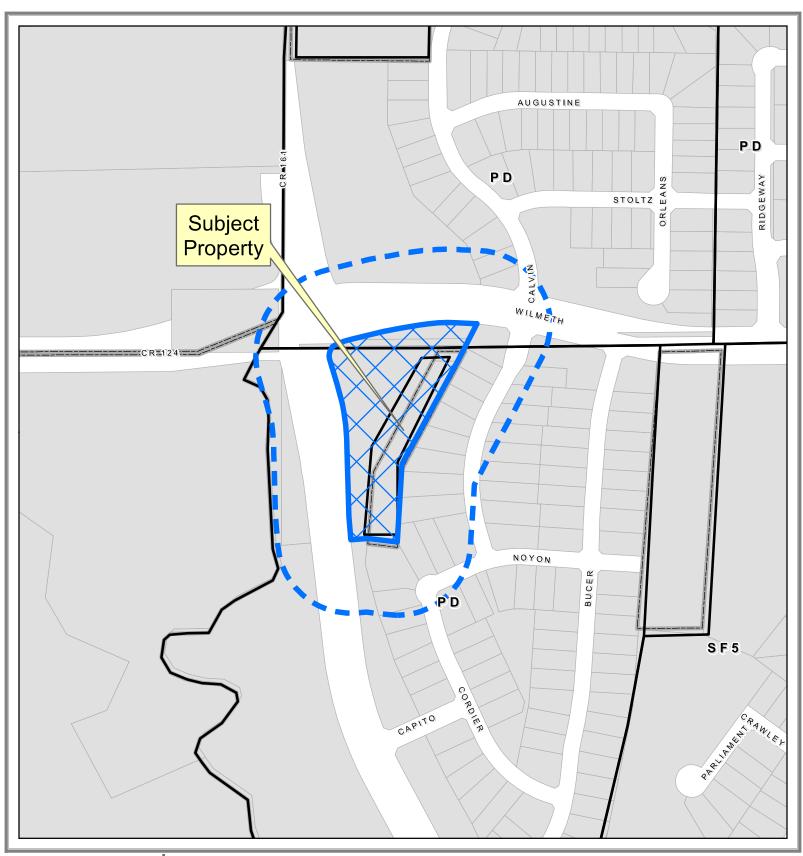
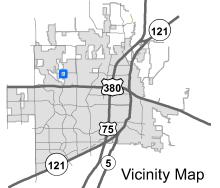
EXHIBIT A





Property Owner Notification Map

ZONE2021-0107

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.



200' Buffer



EXHIBIT B

PROPERTY DESCRIPTION

BEING a tract of land situated in the Malachi Tucker Survey, Abstract No. 904, and Andrew Tapp Survey, Abstract No. 833, City of McKinney, Collin County, Texas; and being a portion of the remainder of a called 52.6294 acre tract of land described in Special Warranty Deed with Vendor's Lien to W/J Wilmeth Ridge, LP recorded in Instrument No. 20140604000558990 of the Official Public Records of Collin County, Texas and being a portion of a called 0.374 acre tract of land described in Deed (Without Warranties) to W/J WILMETH RIDGE, LP recorded in Instrument No. 20170718000940700, of said Official Public Records and being a portion of a the remainder of a called 29.427 acre tract of land described in Special Warranty Deed with Vendor's Lien to W/J Wilmeth Ridge, LP recorded in Instrument No. 20140610000580120, of said Official Public Records and being all of a called 0.0790 acre tract of land described in Special Warranty Deed to W/J Wilmeth Ridge, LP recorded in Instrument No. 20220427000670800, of said Official Public Records and being all of a called 1.011 acre tract of land described in Special Warranty Deed to W/J Wilmeth Ridge LP recorded in Instrument No. 20190530000613850, of said Official Public Records and being a portion of apparent undedicated right-of-way of County Road 161; and being more particularly described as follows:

BEGINNING at a point for the southeast corner of said 1.011 acre tract and being an inner ell corner of Block D of Wilmeth Ridge South an addition to the City of McKinney according to the plat recorded in Instrument No. 20210423010001440, of said Official Public Records;

THENCE with a north line of said Block D, the following the courses and distances:

North 83°30'11" West, a distance of 91.26 feet to a point for corner; South 85°28'38" West, a distance of 51.95 feet to a point for corner in the east right-of-way line of Ridge Road (a variable width right-of-way, Instrument No. 20200914001580930);

THENCE with said east right-of-way line of Ridge Road and the south right-of-way line of Wilmeth Road (County Rd. 121) (a variable width right-of-way, Instrument No. 20200917001580940), the following courses and distances:

North 06°41'07" West, a distance of 16.34 feet to a point at the beginning of a tangent curve to the right with a radius of 783.88 feet, a central angle of 05°05'28", and a chord bearing and distance of North 04°08'24" West, 69.63 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 69.65 feet to a point for corner;

North 01°35'40" West, a distance of 225.21 feet to a point at the beginning of a tangent curve to the left with a radius of 574.91 feet, a central angle of 15°42'35", and a chord bearing and distance of North 09°26'58" West, 157.14 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 157.63 feet to a point for corner;

North 17°18'16" West, a distance of 87.05 feet to a point at the beginning of a non-tangent curve to the right with a radius of 48.44 feet, a central angle of 57°29'16", and a chord bearing and distance of North 11°05'32" East, 46.59 feet;

EXHIBIT B

In a northerly direction, with said non-tangent curve to the right, an arc distance of 48.60 feet to a point at the beginning of a non-tangent curve to the right with a radius of 75.85 feet, a central angle of 16°39'03", and a chord bearing and distance of North 52°48'12" East, 21.96 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 22.04 feet to a point at the beginning of a non-tangent curve to the right with a radius of 48.99 feet, a central angle of 06°57'17", and a chord bearing and distance of North 68°22'52" East, 5.94 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 5.95 feet to a point at the beginning of a compound curve to the right with a radius of 356.95 feet, a central angle of 04°27'43", and a chord bearing and distance of North 74°05'15" East, 27.79 feet;

In an easterly direction, with said compound curve to the right, an arc distance of 27.80 feet to a point for corner;

North 76°19'06" East, a distance of 90.43 feet to a point at the beginning of a tangent curve to the right with a radius of 523.92 feet, a central angle of 04°13'00", and a chord bearing and distance of North 78°25'36" East, 38.55 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 38.56 feet to a point for corner;

North 80°32'07" East, a distance of 93.14 feet to a point at the beginning of a non-tangent curve to the right with a radius of 491.81 feet, a central angle of 13°30'12", and a chord bearing and distance of North 87°17'07" East, 115.64 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 115.91 feet to a point for corner;

South 86°59'45" East, a distance of 60.88 feet to a point for the northwest corner of said Block D;

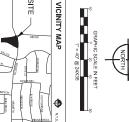
THENCE with said west line of Block D, the following courses and distances:

South 27°22'23" West, a distance of 129.83 feet to a point for corner; South 28°22'18" West, a distance of 359.16 feet to a point for corner;

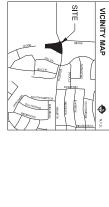
South 03°32'17" West, a distance of 239.83 feet to the **POINT OF BEGINNING** and containing 162,948 square feet or 3.7408 acres of land.

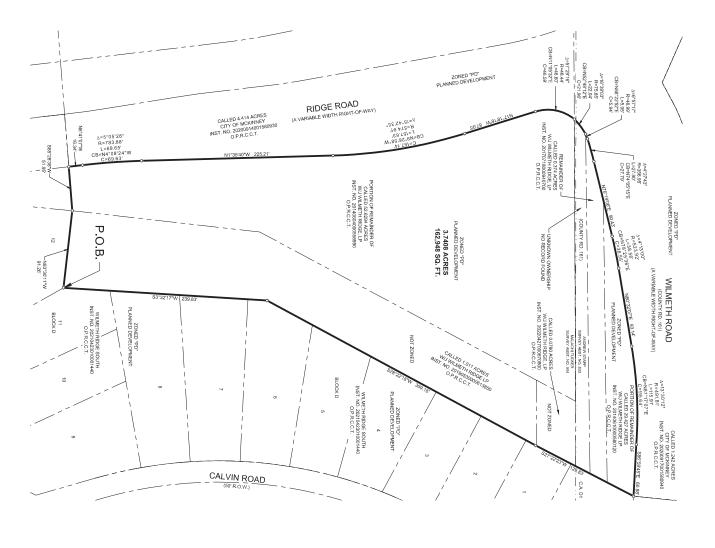
This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT C



P.O.B. = POINT OF BEGINNING INST. NO. = INSTRUMENT NUMBER O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS SO. FT. = SOUARE FEET R.O.W. = RIGHT-OF-WAY





ROPERTY DESCRIPTION

BERNG a tract of land stated in the falleral Tucker Surrey, Abstract No. 564, and Antrew Tarp Surrey.

Abstract No. 633. Clay of Moderney, Calle, Carolay, Texas, and chairp a portion of the manifester of a railled 52,6294 are not set of land secretard in Spicial Warranky, Dead with Yendro's Linn to Will, William Ridge, I personded in Instrument No. 2017/08/1000/18990 of the Official Public Recordes of Gelfin Coursy, Texas and briefly a portion of a salled 5374 are tract of land described in Deed (Wilmork Warranky) Deed with Yendro's Linn to Will.

William Ridge, I be recorded in Instrument No. 2017/07/1000/1997/00, of sall Official Public Recordes and being a genore of a the remander of a called 5074 are tract of land described in Special Warranky Deed with Yendro's Linn to Will. William Ridge, I be recorded in Instrument No. 2012/2012/2019/1990/1990 of sall Official Public Recordes and being all of a called 5079 are tract of land described in Special Warranky Deed to Will Whitehit Ridge, I be recorded in Special Warranky Deed to Will Whitehit Ridge, I be recorded in Recorded in Special Warranky Deed to Will Whitehit Ridge, I be recorded in the Special Warranky Deed to Will Whitehit Ridge, I be recorded in Special Warranky Deed to Will Whitehit Ridge, I be recorded in the second of the Special Warranky Deed to Will Whitehit Ridge, I be recorded in the second of the Special Warranky Deed to Will Whitehit Ridge, I be recorded in the second of the Special Warranky Deed to Will Whitehit Ridge, I be recorded in the Recordes of the Special Warranky Deed to Will Whitehit Ridge, I be recorded in the Recordes of the Special Warranky Deed to Will Whitehit Ridge, I be recorded in the Recordes of the Special Warranky Deed to Will Whitehit Ridge, I be recorded in the Recordes of the Special Warranky Deed to Will Whitehit Ridge I be recorded in the Recordes of the Special Warranky Deed to Will Whitehit Ridge I be recorded in the Recordes of the Special Warranky Deed to Will Whitehit Ridge I be recorded in the Recordes of the

BELUNNING at a point for the southeast corner of said 1,011 are tract and being an inner ell corner of Block D of Warneth Ridge South an addition to the City of McKinney according to the plat recorded in Instrument No. 30210423010001440, of said Official Public Records; 'HENCE with a north line of said Block D, the following the courses and distances:

North 83/30/11* West, a distance of 91.26 feet to a point for corner; South 85/28/38* West, a distance of 5.95 feet to a point for corner in the east right-of-way line of Ridge Road (a variable with right-of-way, Instrument No. 2020/91/4001580630);

THENCE with said east right-of-way line of Ridge Road and the south right-of-way line of Wilmeth Road (County at 121) (a variable width right-of-way, Instrument No. 20200917001580940), the following courses and

an ortherly direction, and state disapent curve to a bright, an activation of 98.54 tangent curve to the left worker, and an ortherly direction, and states of 28.21 feet to a bright, an at the beginning of a tangent curve to the left without order of 39.40 West, and states of 28.21 feet to a bright at the beginning of a tangent curve to the left without order of 29.41 feet, a contral angle of 15.42.35, and a chord bearing and distance of North 09.26587 and a chord 09.26587 and a ch 1/107" West, a distance of 16.34 feet to a point at the beginning of a tangent curve to the right with 7/83.38 feet, a central angle of 05"05'28", and a chord bearing and distance of North 04"08'24

thieful direction, with said tangent curve to the left, an arc distance of 157.83 feet to a point for corner, 77.815° West, a distance of 87.05 feet to a point at the beginning of a non-tangent curve to the right agatus of 48.44 feet, a central angle of 87.23° 15°, and a chord bearing and distance of North 11° 05.92°

easiethy direction, with said non-langent curve to the right, an arc distance of 22,04 fiest to a point at opinina of an observation, and the observation of 00°5717°, and opinina of a non-langent once to the right with a radius of 43.99 feet, a continual region (00°5717°, and or bearing and distance of North 62°2272° East, 5.6 feet on the continual continual of North 62°2272° East, 5.6 feet on the right, an arc distance of 5.55 feet to a point at the easienty discretion, with said non-langent convert to the right, an arc distance of 5.55 feet to a point at the image of a comploand curve to the right, with a radius of 35°5.55 feet, a central angle of 04°27°43°, and a The state of the s urg venerul, from some term organization and addison 3 35.55 feet, a central angle of 04°2743°, and a jot a compround curve to the right with a radius of 355.55 feet, a central angle of 04°2743°, and a graph and distance of North 74°105°15° East, 27.79 feet; sterfy direction, with said compound curve to the right, an arc distance of 27.80 feet to a point for

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North 80/2007: East, a delatina of 93,14 feet to a point at this beginning of a non-tangent curve to the right with a notice of 4918 if teet, a central angle of 13/30/12, and a chord bearing and delatinos of North 97/1707; East,115,64 feet.

87/1707; East,115,64 feet.

'HENCE with said west line of Block D, the following courses and distances:

South 86"59'45" East, a distance of 60.88 feet to a point for the northwest corner of said Block D;

South 27/22/3*West, a distance of 129.83 feet to a point for corner; South 26*22*16* West, a distance of 399.16 feet to a point for corner; South 07/27/17* West, addistance of 239.83 feet to a point for corner; South 07/27/17* West, addistance of 239.83 feet to the POINT OF BEGINNING and containing 152.948 square feet or 3.7408 acres of land.

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ZONING EXHIBIT 3.7408 ACRES

ANDREW STAPP SURVEY, ABSTRACT NO. 833
MALACHI TUCKER SURVEY, ABSTRACT NO. 904
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley

Horn