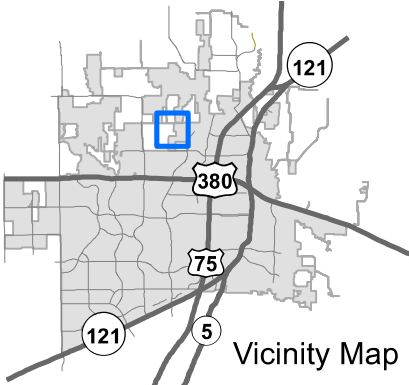
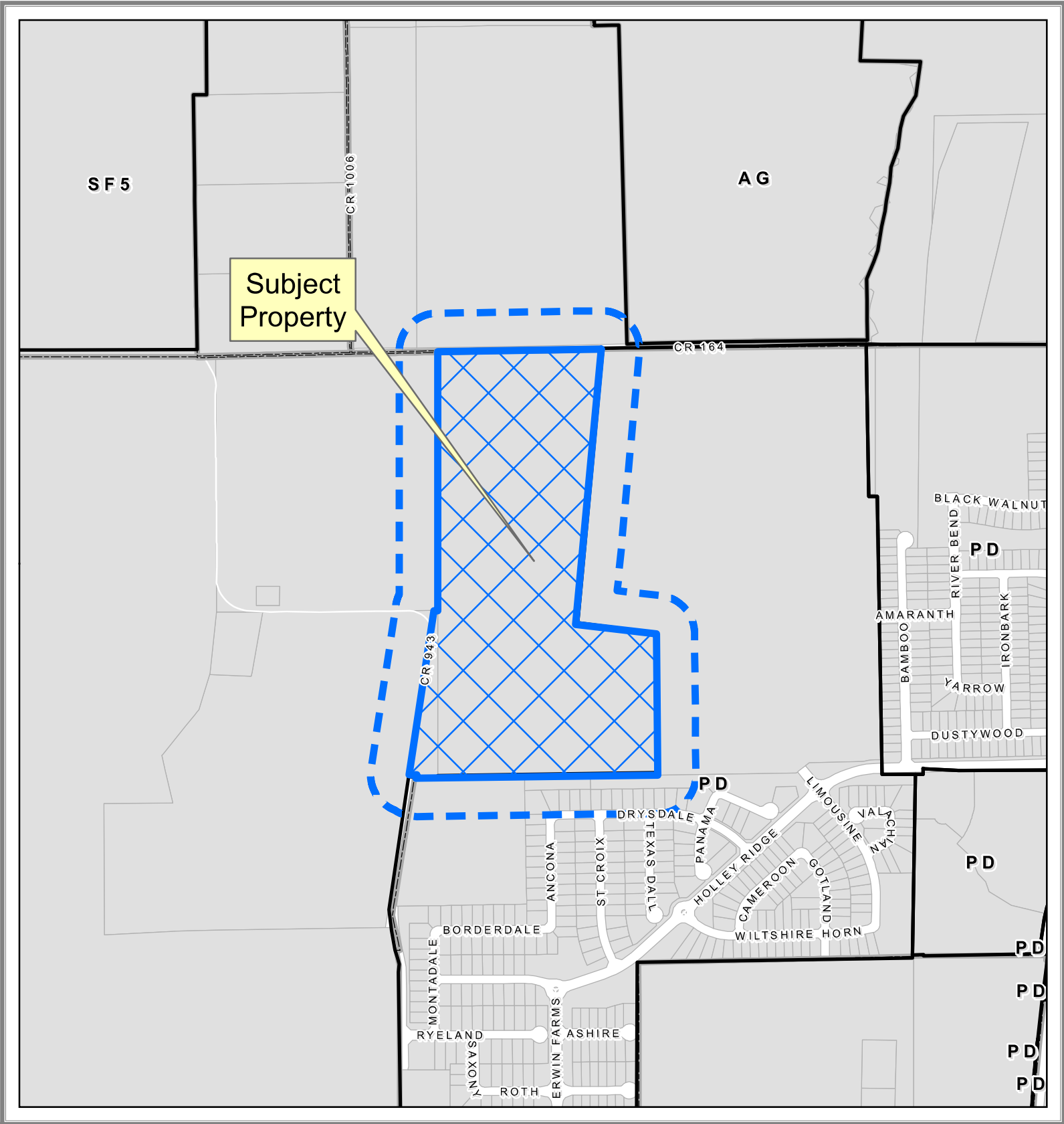
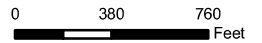


EXHIBIT A



Property Owner Notification Map

ZONE2021-0022



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

LEGAL DESCRIPTION: ERWIN FARMS PHASE 4

A 60.123 acre tract or parcel of land situated in the HENRY H. TUCKER SURVEY, ABSTRACT NUMBER 907, and the W. W. BUTLER SURVEY, ABSTRACT NUMBER 87, in the City of McKinney, Collin County, Texas, same being a portion of the called 105.86 acre tract as described in an Assumption Deed With Vendor's Lien from James C. Stewart, Jr. to JOPLIN PARTNERS, LTD., as recorded in Clerk's File Number 19970109000021980, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rebar found for corner at the northwest corner of said JOPLIN tract, said corner also being the northwest corner of an 87.923 acre tract of land as described as PHASE 3 of the Special Warranty Deed With Vendor's to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Record of Collin County, Texas, said corner also being on the centerline of County Road 164, said line also being on the south boundary of a called 70.100 acre tract of land described in Deed to C. E. OTTAWAY, as recorded in Volume 603, Page 393 of the Land Records of Collin County, Texas;

THENCE in a southerly direction, along the east boundary of said JOPLIN Tract also being the west boundary of said PHASE 3 of the CADG ERWIN FARMS tract the following three (3) courses:

- 1.) S 05°16'37" W, a distance of 1622.58 feet to a 1/2" iron rebar found for corner;
- 2.) S 83°03'40" E, a distance of 473.32 feet to a 1/2" iron rebar found for corner;
- 3.) S 00°50'18" E, a distance of 828.61 feet to a 3/8" iron rebar found for corner;

at the southeast corner of said JOPLIN Tract also being the southwest corner of said PHASE 3 of the CADG ERWIN FARMS tract, said corner also being on a north boundary of ERWIN FARMS PHASE 1, according to the Record Plat thereof, as recorded in Volume 2015, Page 694 of the Plat Records of Collin County, Texas;

THENCE S 88°59'47" W, along the south boundary of said JOPLIN tract, also being the north boundary of said ERWIN FARMS PHASE 1, and the north boundary of ERWIN FARMS PHASE 2, according to the Record Plat thereof, as recorded in Volume 2018, Page 376 of the Plat Records of Collin County, Texas, at 393.99 feet pass a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 1, also being the northeast corner of said ERWIN FARMS PHASE 2, a total distance of 780.96 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) found for corner at the northwest corner of said ERWIN FARMS PHASE 2, also being the northeast corner of the land described in General Warranty Deed to THE EAGLE INSTITUTE, a Texas non-profit corporation, as recorded Clerk's File Number 20160218000187960 of the Land Records of Collin County, Texas

THENCE S 88°57'49" W, along the south boundary of said Joplin tract and the north boundary of said THE EAGLE INSTITUTE tract, a distance of 638.07 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) set for corner at the southeast corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as recorded in Volume 5840, Page 3157 of the Land Records of Collin County, Texas;

THENCE N 08°36'08" E, departing the south boundary of said JOPLIN tract, along the east boundary of said CITY OF MCKINNEY tract, a distance of 20.29 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) set for corner at the northeast corner of said CITY OF MCKINNEY tract;

THENCE S 88°57'49" W, along the north boundary of said CITY OF MCKINNEY tract a distance of 40.57 feet to a 1/2" capped iron rebar (PETSCHKE & ASSOC., INC.) set for corner at the northwest corner of said CITY OF MCKINNEY tract, said corner also being the southerly most west boundary of said JOPLIN tract, and the easterly boundary of the land described in General Warranty Deed to BRINKMANN

EXHIBIT B

RANCHES OF COLLIN COUNTY, L.P., as recorded in Clerk's File Number 2005-0176478 of the Land Records of Collin County, Texas;

THENCE N 08°36'08" E, along the southerly most west boundary of said JOPLIN tract and the east boundary of said BRINKMANN RANCHES OF COLLIN COUNTY tract, a distance of 979.35 feet to a 1/2" iron rod found for corner at the northeast corner of said BRINKMANN RANCHES OF COLLIN COUNTY tract and an ell corner of the JOPLIN tract;

THENCE S 89°17'03" E, crossing said JOPLIN tract, a distance of 29.69 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner;

THENCE N 00°42'57" E, continuing across said JOPLIN tract, a distance of 1423.24 feet to a 1/2" capped iron rebar (PETSCH & ASSOC., INC.) set for corner on the north boundary of said JOPLIN tract, also being on the centerline of said Country Road 164, also being the south boundary of said C. E. OTTAWAY tract;

THENCE N 88°59'35" E, along the north line of said JOPLIN tract, the centerline of said County Road 164 and the south boundary of said C. E. OTTAWAY tract, a distance of 928.52 feet back to the POINT OF BEGINNING and containing 60.123 Acres, (2,618,962 Square Feet) of land MORE OR LESS.

BEARING REFERENCE

The Assumed Bearing Reference of N 89°32'08" E is based on the North line Phase 3 as described in Deed to CADG ERWIN FARMS, LLC, as recorded in Clerk's File Number 20170223000236820 of the Land Records of Collin County, Texas, said line also being the Centerline of County Road 164.

EXHIBIT C

WILLIAM RICE SURVEY,
ABSTRACT NUMBER 769

MILDRED RUTH OTTAWAY
Clerk's File Number 20150417000433460
LRCC

CITY OF MCKINNEY
Called 214.52 Acres
Volume 873, Page 591, LRCC

N89°32'08"E 1540.62'
(Assumed Basis of Bearings)

W.P. 1000
C.A. 1000
C.A. 1000
C.A. 1000

CIL COUNTY ROAD 164
ABSTRACT NO. 769 APPROXIMATE LOCATION

N 88° 59' 35" E 928.52' (M)

POINT OF BEGINNING

CADG ERWIN FARMS, LLC
Phase 3
Clerk's File Number
20170223000236820, LRCC
PROPOSED ERWIN FARMS PHASE 3
UNDER CONSTRUCTION

Remaining Portion
JOPLIN PARTNERS, LTD.
Clerk's File Number
97-0002198, LRCC

30" PIPELINE EASEMENT TO
MATAFOR PIPELINE, INC.
Volume 1411, Page 383, LRCC
As Affected by the
ASSIGNMENT AND ASSUMPTION OF
PROPERTY RIGHTS AGREEMENT
Volume 5863, Page 502, LRCC

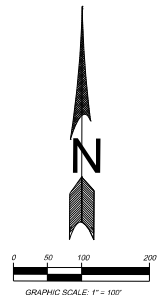
30" PIPELINE EASEMENT ASSIGNED TO
MATAFOR PIPELINE, INC.
Volume 5863, Page 502, LRCC

30" PIPELINE EASEMENT ASSIGNED TO
ENERGY TRANSFER FILE, LP
Volume 5894, Page 363, LRCC
(Completed in Volume 5894, Page 363, LRCC)

30" PIPELINE EASEMENT TO
EXISTING FUEL COMPANY
Volume 5894, Page 112, LRCC
As Affected by Conveyance, Assignment, Bill of Sale
and Assumption Agreement to
ENERGY TRANSFER FILE, LP
Volume 5894, Page 901, LRCC
As Affected by Conveyance, Assignment to
ENERGY TRANSFER FILE, LP
Volume 5894, Page 363, LRCC

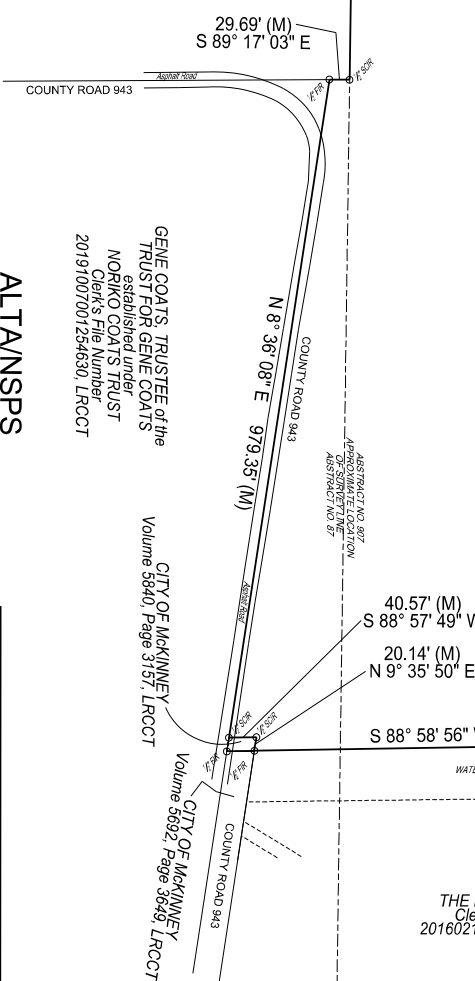
HENRY H. TUCKER SURVEY,
ABSTRACT NUMBER 907,
W. H. BUTLER SURVEY,
ABSTRACT NUMBER 87

60.123 ACRES Out of the
JOPLIN PARTNERS, LTD.
Clerk's File Number
97-0002198, LRCC



Legend

	PARCEL BOUNDARY
	SET 1/2 CARVED IRON BEAR
	FOUND 1/2 CARVED IRON BEAR OR AS NOTED
	FOUND IRON PIPE (AS NOTED)
	FOUND IRON BEAR (AS NOTED)
	SET NAIL IN BRASS DISC (PETSCHKE & ASSOC., INC.)
	COMMON AREA
	DEED DIMENSION
	MEASURED DIMENSION
	LAND RECORDS OF COLLIN COUNTY, TEXAS
	PLAT RECORDS OF COLLIN COUNTY, TEXAS



GENE COATS, TRUSTEE of the
TRUST FOR GENE COATS
established under
NORIKO COATS TRUST
Clerk's File Number
20191007001254630, LRCC

CITY OF MCKINNEY
Volume 5840, Page 3157, LRCC

CITY OF MCKINNEY
Volume 5892, Page 3649, LRCC

THE EAGLE INSTITUTE
Clerk's File Number
20160218000187960, LRCC

ERWIN FARMS PHASE 2
Volume 2018, Page 376, PRCC

ERWIN FARMS PHASE 1
Volume 2015, Pages 694-696, PRCC

PREPARED BY:
PETSCHKE & ASSOCIATES, INC.
2800 Edwards Parkway, Suite 240
McKinney, Texas 75070
972-942-9098

OWNER/DEVELOPER:
Joplin Properties, Ltd.
407 S. Tennessee Street
McKinney, Texas 75069
214-238-8652

PETSCHKE & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
10000 Dallas Parkway, Suite 212
Dallas, Texas 75243
2010 Redwood Drive, Suite 201
McKinney, Texas 75069

Drawing No.	11 - 100
Checked By	JDA
Date	MAY 10, 2020
Project No.	19-201
Sheet	1
Of	2

EXHIBIT D

Development Standards

The subject property shall develop in accordance with the requirements of Section 146-106 ("SF-5" – Single Family Residential District) of the Zoning Ordinance, and as amended including the pending adoption of a Unified Development Code, except as noted below:

1. Minimum Lot Area: 6,000 sq. ft.
2. Minimum Lot Width: 50 ft. at the front yard setback
3. Minimum Lot Depth: 117 ft.
4. Minimum Front Yard Setback: 25 ft.
5. Minimum Rear Yard Setback: 25 ft.
6. Minimum Side Yard Setback (interior lots): 5 ft.
7. Minimum Side Yard Setback (corner lots): 15 ft.
8. Maximum Density (dwelling units per gross acre): 7
9. A mean and median lot size of 7,200 sq. ft. is not required