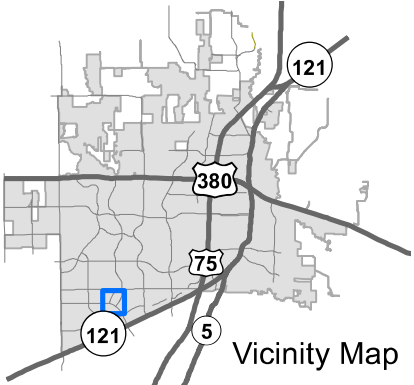
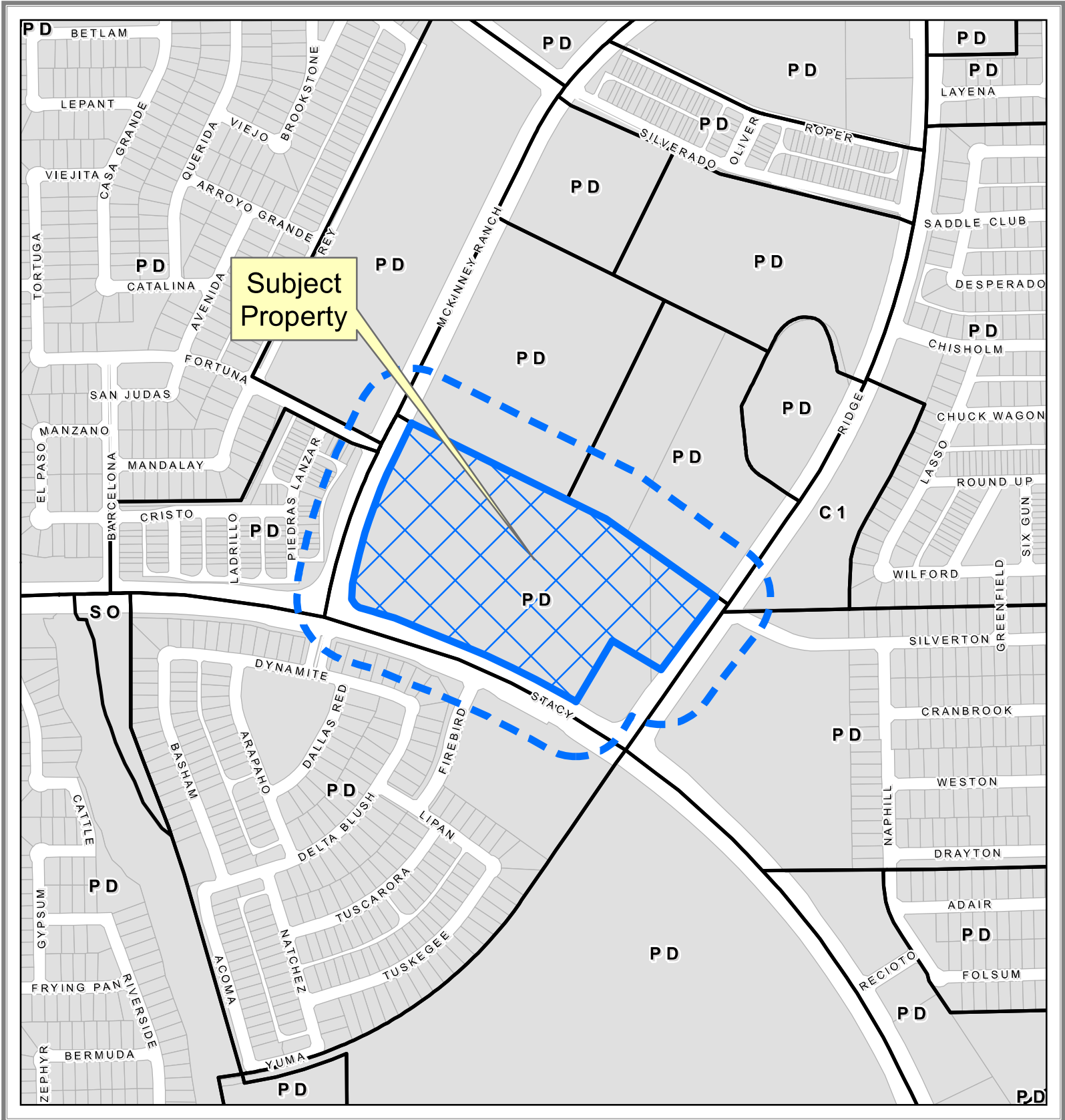
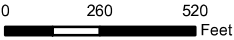


EXHIBIT A



Property Owner Notification Map

ZONE2021-0187



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

METES AND BOUNDS

Whereas H 198 Mckinney Ranch Land, LLC is the owner of a tract of land situated in the George F. Lucas Survey, Abstract No. 540 and the Oliver Hedgecoxe Survey, Abstract No. 392, City of Mckinney, Collin County, Texas, and being a tract of land conveyed to H198 Mckinney Ranch Land, LLC by deed recorded in Document No. 20161109001523050, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a P.K. Nail found for corner, said corner being the South corner of Lot 2, Block A, McKinney Ranch Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2009, Page 8, Plat Records, Collin County, Texas, said corner being along the Northwest right of way of Ridge Road (Variable width right of way);

THENCE South 34 degrees 59 minutes 53 seconds West along the Northwest right of way line of said Ridge Road, a distance of 76.73 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE South 38 degrees 49 minutes 03 seconds West along the Northwest right of way line of said Ridge Road, a distance of 150.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE South 34 degrees 59 minutes 42 seconds West along the Northwest right of way line of said Ridge Road, a distance of 100.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE South 38 degrees 49 minutes 03 seconds West along the Northwest right of way line of said Ridge Road, a distance of 50.06 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE North 59 degrees 22 minutes 39 seconds West along the northeast line of said Lot 1, Block A of said TCI McKinney Ranch Addition, a distance of 233.77 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner.

THENCE South 30 degrees 39 minutes 31 seconds West along the northwest line of said Lot 1, Block A of said TCI McKinney Ranch Addition, a distance of 280.82 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being the beginning of a non-tangent curve to the left, having a radius of 3565.00 feet, a central angle of 10 degrees 54 minutes 51 seconds, a chord bearing of North 65 degrees 00 minutes 12 seconds West, a chord distance of 678.06 feet;

THENCE along said curve to the left and the Northeast right of way line of said Stacy Road, an arc length of 679.09 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE North 67 degrees 52 minutes 00 seconds West along the Northeast right of way line of said Stacy Road, a distance of 150.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being the beginning of a non-tangent curve to the left, having a radius of 3575.00 feet, a central angle of 02 degrees 15 minutes 46 seconds, a chord bearing of North 74 degrees 01 minutes 15 seconds West, a chord distance of 141.18 feet;

EXHIBIT B

THENCE along said curve to the left and the Northeast right of way line of said Stacy Road, an arc length of 141.19 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being the beginning of a reverse curve to the right, having a radius of 64.00 feet, a central angle of 55 degrees 20 minutes 59 seconds, a chord bearing of North 47 degrees 28 minutes 31 seconds West, a chord distance of 59.45 feet;

THENCE along said curve to the right and the Northeast right of way line of said Stacy Road, an arc length of 61.83 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of McKinney Ranch Parkway;

THENCE North 03 degrees 38 minutes 01 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 63.00 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner;

THENCE North 12 degrees 53 minutes 42 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 85.50 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of McKinney Ranch Parkway (120 foot right of way), said corner being the beginning of a curve to the right, having a radius of 1940.00 feet, a central angle of 13 degrees 19 minutes 41 seconds, a chord bearing of North 19 degrees 33 minutes 32 seconds East, a chord distance of 450.26 feet;

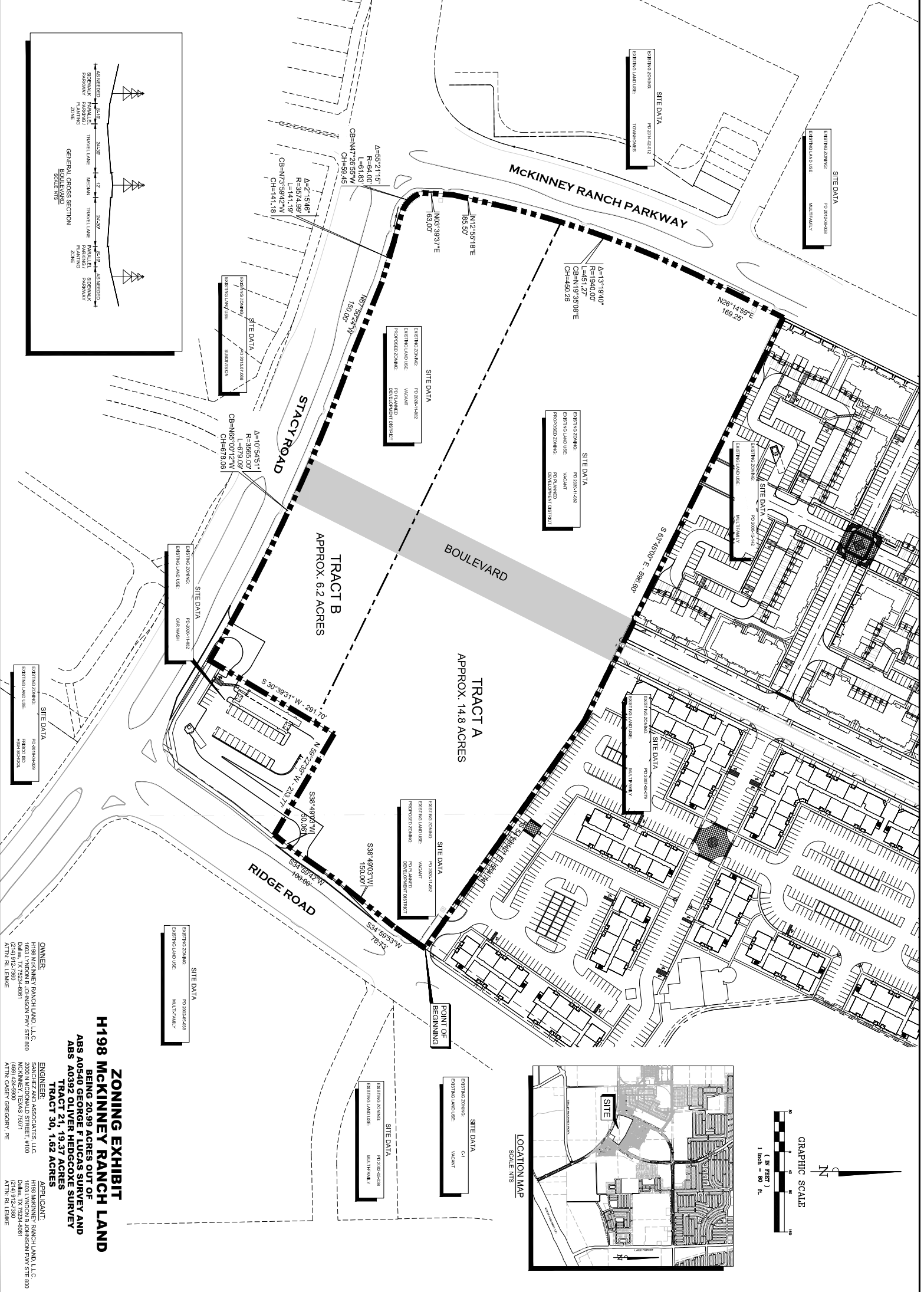
THENCE along said curve to the right and the Southeast right of way line of said Stacy Road, an arc length of 451.28 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being along the East right of way line of said McKinney Ranch Parkway;

THENCE North 26 degrees 13 minutes 23 seconds East along the East right of way line of McKinney Ranch Parkway, a distance of 169.25 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the West corner of Lot 1, Block A, TCI McKinney Ranch Parkway Addition, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2008, Page 5, Plat Records, Collin County, Texas, from which a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" bears, South 15 degrees 59 minutes 41 seconds West, a distance of 0.33 feet for witness;

THENCE South 63 degrees 46 minutes 37 seconds East along the Southwest line of said Lot 1, Block A of said TCI McKinney Ranch Parkway Addition, a distance of 896.64 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 1890" for corner, said corner being an ell corner of said Lot 2, Block A, McKinney Ranch Addition;

THENCE South 55 degrees 00 minutes 18 seconds East along the Southwest line of said Lot 2, Block A, McKinney Ranch Addition, a distance of 554.74 feet to the POINT OF BEGINNING and containing 914,707 square feet or 20.99 acres of land.

EXHIBIT C



ZONING EXHIBIT
H198 MCKINNEY RANCH LAND
 BEING 20.99 ACRES OUT OF
ABS A03409 ELMER MEDCOCK SURVEY AND
ABS A03924 OLIVER MEDCOCK SURVEY
TRACT 21, 19.97 ACRES
TRACT 30, 1.02 ACRES

OWNER:
 H198 MCKINNEY RANCH LAND, L.L.C.
 1603 VANDON B JOHNSON Pkwy STE 800
 DALLAS, TX 75244-6091
 CARYN B. LENKE
 A.T.N. TEXAS

ENGINEER:
 SANCHEZ ASSOCIATES, LLC
 2000 N. McDONALD STREET, #100
 MCKINNEY, TEXAS 75071
 CARYN B. LENKE
 A.T.N. TEXAS

APPLICANT:
 H198 MCKINNEY RANCH LAND, L.L.C.
 1603 VANDON B JOHNSON Pkwy STE 800
 DALLAS, TX 75244-6091
 CARYN B. LENKE
 A.T.N. TEXAS

Scale: SEE GRAPHIC SCALE
Designed by: CDR
Drawn by: CDR
Checked by: RDG
Date: 3/25/2022
Project No.: 02-165.001

EXHIBIT

ZONING EXHIBIT

TCI MCKINNEY RANCH RESIDENTIAL ZONING

ZONING EXHIBIT

TCI MCKINNEY RANCH RESIDENTIAL ZONING

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

SANCHEZ & Associates
 Master Planning Civil Engineering Land Development
 2000 N. McDonald Street, Suite 100
 McKinney, TX 75071
 Tel: 469-424-5900
 Fax: 214-544-3200
 Certificate of Registration No. F-3665

File: 158 - 2022.dwg | Directory: G:\02191-City Park Homes\001 - TCI McKinney Ranch\10-Prelim | Plot: 25 Mar 2022 - 9:51am | Plotted by: cgregory | Layout: Layout1
 vrs: x2436-5 & A | Site: Master Location Map | Site: xBoulevard | Site: Cur | Map | Images: S & A Logo.jpg

EXHIBIT D

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "C2" – Local Commercial District. Use and development of the subject property shall conform to the regulations contained herein (the "Regulations").

The subject property shall develop in accordance will all requirements for "C2" – Local Commercial District as specified in Section 146-112 of the City of McKinney Code of Ordinances, except as follows:

1. The following uses shall be prohibited on both Tract A and Tract B:
 - a. Auto parts sales (indoor)
 - b. Bait shop
 - c. Bus station
 - d. Funeral homes and mortuaries
 - e. Garage, auto repair
 - f. Halfway house
 - g. Pet store, kennel, animal boarding (outside runs)
 - h. Railroad track or right-of-way

2. The following uses shall be allowed by right on Tract B and will not require a Specific Use Permit:
 - a. Hotel or motel.

3. The following uses shall be allowed with approval of a Specific Use Permit on Tract A:
 - a. Private Street Development

4. Tract A of the property, as shown on the Zoning Exhibit, shall allow the residential uses by right in addition to the base zoning:
 - a. The following uses shall be allowed by right:
 - i. Single family dwelling (attached)
 - ii. Single family dwelling (detached)
 - iii. Home occupation (See Sec. 146-133)

EXHIBIT D

- b. Any residential uses that may be developed on Tract A shall develop according to the following regulations:
- i. Single family dwelling (attached) uses shall have the following space limits:
 - (1) Minimum Lot Width: 20'
 - (2) Minimum Lot Depth: 70'
 - (3) Minimum Lot Area: 1400 sq. ft.
 - (4) Front Yard Setback: 10'
 - (5) Rear Yard Setback: 8'
 - (6) Minimum Side Yard Setback: Separate townhome buildings will be a minimum of 10' apart.
 - (7) Minimum Side Yard at Corner: 10'
 - (8) Minimum Building Height: 2 stories (35 feet)
 - (9) Maximum Building Height: 3 stories (45 feet)
 - (10) One street tree will be placed in the parkway for every 30' of street frontage. Street trees can be moved to account for visibility easements or other obstructions such as sidewalks or utility easements. For each lot, either one ornamental tree will be placed in the front yard, or one canopy tree will be placed in a common area within the subdivision.
 - ii. Single family dwelling (detached) uses shall have the following space limits:
 - (1) Minimum lot width: 30'
 - (2) Minimum lot depth: 85'
 - (3) Minimum lot area: 2,550 sq. ft.
 - (4) Front yard setback: 10'
 - (5) Rear Yard Setback: 8'
 - (6) Minimum side yard setback: Houses will be situated on a lot as either a zero-lot line configuration or a centered configuration with a minimum of six (6) feet of separation will be provided between buildings. If an easement is required between houses a minimum ten (10) of separation will be provided. For houses on a zero-lot line configuration, the minimum side yard setback on one side may be zero feet as long as a minimum of six (6) feet of side yard has been provided on the opposite side yard. For houses centered on lots, the minimum side yard setback will be three (3) feet.

EXHIBIT D

(7) Minimum side yard at corner: Ten (10) feet (except where otherwise warranted to maintain sight visibility requirements as determined by the City Engineer). If an adjacent lot is fronting onto the same street, the side yard at corner will be no less than the front yard setback of the adjacent lot.

(8) Minimum Building Height: 2 stories (35 feet)

(9) Maximum Building Height: 3 stories (45 feet)

iii. Landscaping

(1) Lots Fronting onto a Residential Street

(a) One canopy street tree shall be placed in the parkway, planted every 30 linear feet of street frontage. Street trees may be moved to account for visibility easements or other obstructions such as sidewalks or utility easements.

(b) One ornamental tree shall either be placed in the front or rear yard of the residential lot, or one canopy tree shall be placed in a common area, for each residential lot, within the residential development.

(2) Lots Fronting onto the Boulevard

(a) One ornamental tree shall be placed in the front yard of every residential lot.

(b) One ornamental tree shall be placed in the rear yard of the residential lot, or one canopy tree shall be placed in a common area, for each residential lot, within the residential development.

5. The Boulevard shall develop in accordance with the cross section shown on the attached zoning exhibit. The following standards will apply

- a. There shall be no more than two median openings along the boulevard and within the subject property to allow access to the parking fields and associated driveways. Access to the north/south circulation spine/boulevard shall be provided from the median openings at Silverton Avenue to the east and Fortuna Lane to the west.
- b. The boulevard shall have a landscaped area with living landscape and canopy trees planted every 30 linear feet within the median consistent with the existing boulevard.
- c. One canopy tree shall be planted at the terminus of every two parallel parking spaces proposed on the boulevard.