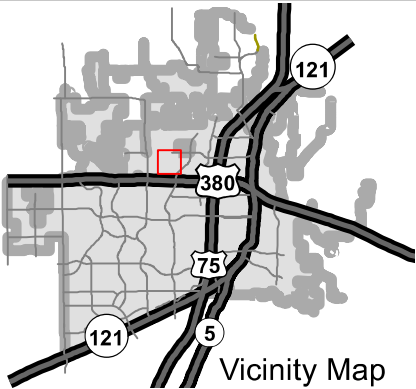
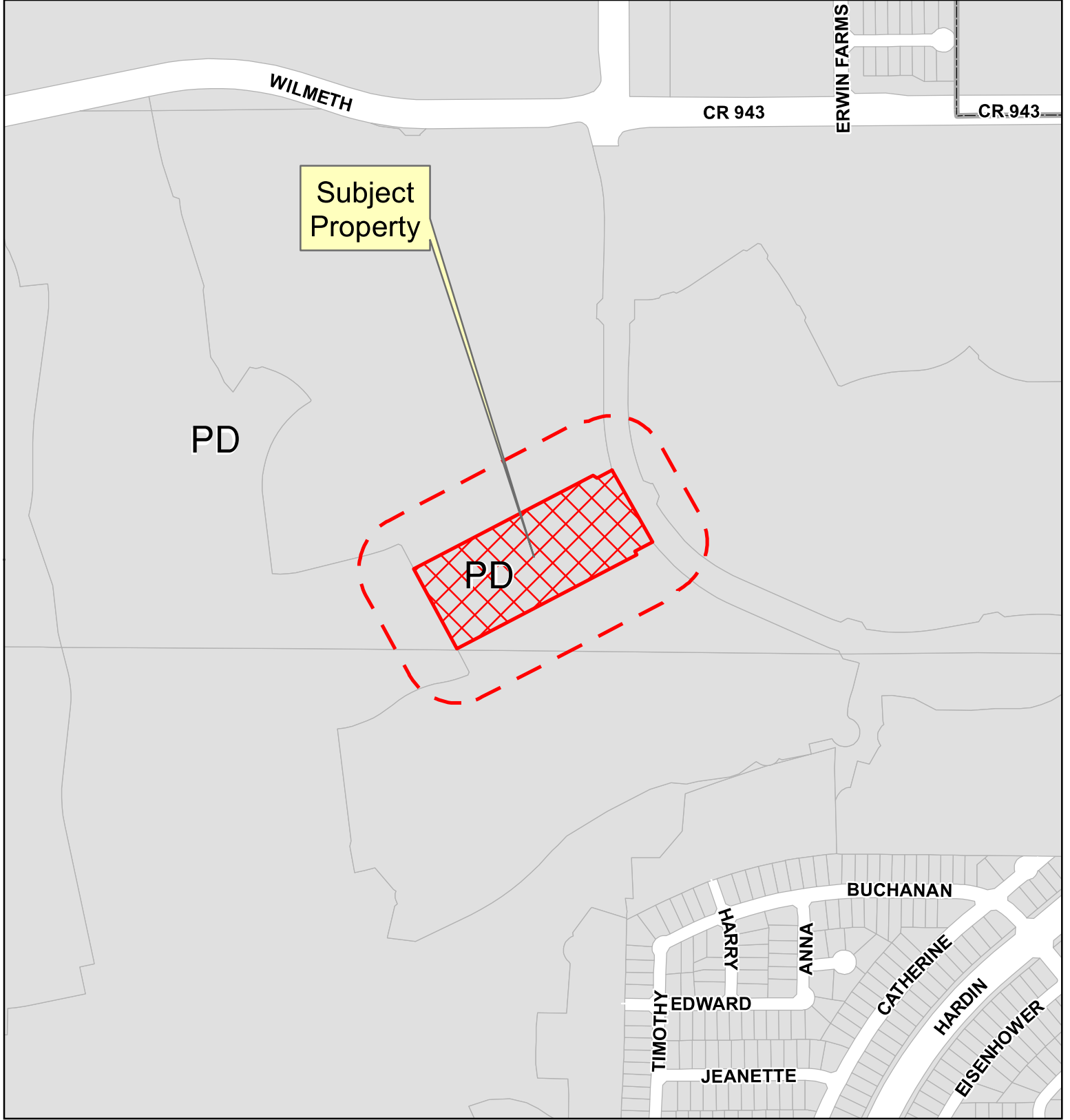


EXHIBIT A

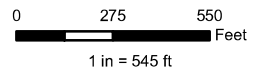


Notification Map

22-0063Z

--- 200' Buffer

Source: City of McKinney GIS
Date: 6/29/2022



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

June 30, 2021

WHEREAS JEN TEXAS 22 LLC is the owner of a tract of land situated in the William H. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being part of a tract conveyed to Jen Texas 22 LLC, by deed recorded in Document No. 20200904001497270 of the Deed Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found at the most eastern corner of said Jen Texas 22 LLC tract;

THENCE, S 62°47'23" W, 82.39 feet;

THENCE, S 27°12'37" E, 17.00 feet to a 1/2 inch iron rod found;

THENCE, S 62°47'23" W, 836.00 feet;

THENCE, S 27°12'37" E, 109.05 feet;

THENCE, S 19°54'39" W, 13.61 feet;

THENCE around a non-tangent curve to the right having a central angle of 00°29'08", a radius of 473.00 feet, a chord of S 67°52'50" W - 4.01 feet, an arc length of 4.01 feet;

THENCE, N 20°09'13" E, 13.55 feet to a 1/2 inch iron rod found;

THENCE, N 27°12'37" W, 568.88 feet to a 1/2 inch iron rod found;

THENCE, N 71°27'48" W, 14.33 feet;

THENCE around a non-tangent curve to the left having a central angle of 00°21'56", a radius of 627.00 feet, a chord of N 64°33'27" E - 4.00 feet, an arc length of 4.00 feet;

THENCE, S 71°38'46" E, 14.28 feet;

THENCE, S 27°12'37" E, 110.04 feet;

THENCE, N 62°47'23" E, 835.42 feet;

THENCE, S 53°59'43" E, 19.04 feet;

THENCE, N 62°47'23" E, 69.68 feet;

THENCE, S 12°16'43" E, 13.59 feet;

THENCE around a non-tangent curve to the left having a central angle of 05°50'31", a radius of 887.00 feet, a chord of S 20°59'13" E - 90.40 feet, an arc length of 90.44 feet;

THENCE, S 19°01'21" W, 36.14 feet;

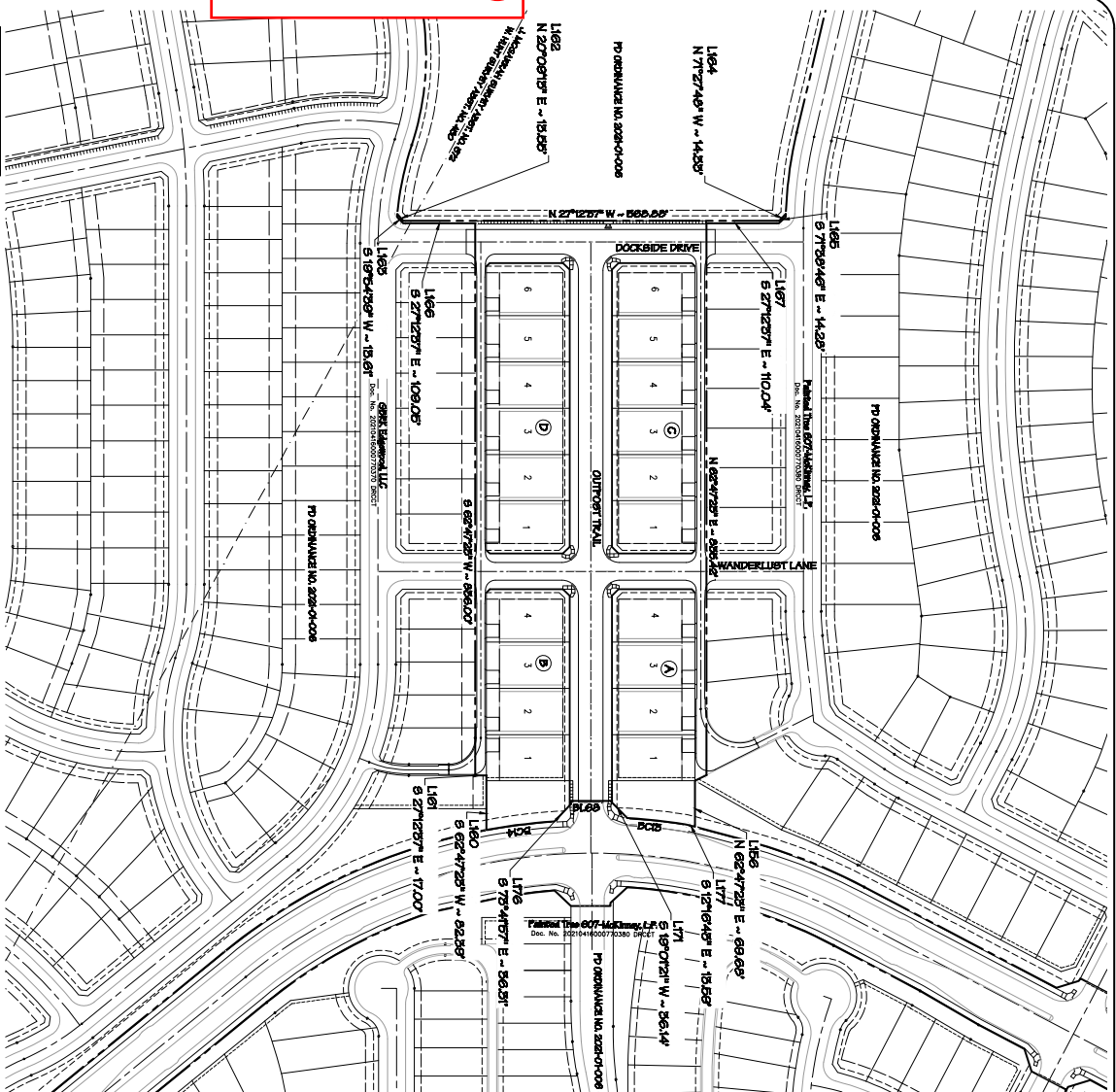
THENCE, S 27°12'37" E, 60.00 feet;

THENCE, N 62°47'23" E, 4.76 feet;

THENCE, S 73°41'57" E, 36.31 feet;

THENCE around a non-tangent curve to the left having a central angle of 06°44'39", a radius of 882.50 feet, a chord of S 34°24'34" E - 103.82 feet, an arc length of 103.88 feet to the POINT OF BEGINNING with the subject tract containing 314,867 square feet or 7.228 acres of land.

EXHIBIT C



Boundary Line Table

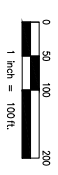
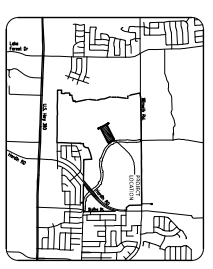
Line #	Length	Direction
L154	568.88'	N 27°23' W
L155	853.42'	N 82°47'23" E
L156	69.68'	N 82°47'23" E
L157	836.00'	S 82°47'23" W

Boundary Curve Table

Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
BC13	887.00'	59°03'	46.26'	90.44'	S 20°56'13" E	90.44'
BC14	882.50'	6°44'39"	52.00'	103.88'	S 34°24'34" E	103.82'

Lot Curve Table

Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
C15	56.50'	118°47'07"	95.86'	119.24'	N 04°23'50" E	98.64'
C16	48.50'	90°00'00"	48.50'	76.18'	N 72°23'7" W	83.93'



LEGEND
(Not all items may be utilized)

172	RIGHT TURN VERTICAL CURVE
173	LEFT TURN VERTICAL CURVE
174	VERTICAL ALIGNMENT
175	OTHER NAME WATER
176	EXISTING DRAINAGE
177	PROPOSED DRAINAGE
178	PROPOSED DRAINAGE
179	PROPOSED DRAINAGE
180	PROPOSED DRAINAGE
181	PROPOSED DRAINAGE
182	PROPOSED DRAINAGE
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199	PROPOSED DRAINAGE
200	PROPOSED DRAINAGE

101	VEHICULAR ACCESS & WAYWAYWAY
102	VEHICULAR ACCESS & WAYWAYWAY
103	VEHICULAR ACCESS & WAYWAYWAY
104	VEHICULAR ACCESS & WAYWAYWAY
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118	VEHICULAR ACCESS & WAYWAYWAY
119	VEHICULAR ACCESS & WAYWAYWAY
120	VEHICULAR ACCESS & WAYWAYWAY

ZONING EXHIBIT
PAINTED TREE EAST
SHOWCASE LOTS
 TOTALING 7.23 ACRES
 OUT OF THE
J. MCGARRAHH SURVEY - ABST. NO. 572
W. HUNT SURVEY - ABST. NO. 450
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
 Jeni Texas 27 Partners
 8103 San Fernando Way
 Dallas, Texas 75243
 Telephone: 214-238-0662
 Contact: Michael W. Brady
 mbrady@jtpartners.com

DEVELOPMENT MANAGER
 Conrad Advisors
 5700 Tompason Pkwy, Suite 300
 Dallas, Texas 75242
 Telephone: 972-281-8193
 Contact: Tom Wulver

ENGINEER / SURVEYOR
 Spars Engineering, Inc.
 765 Outer Road, Suite 100
 Dallas, Texas 75242
 Telephone: 972-281-0077
 TFPUS No. E-2121 and No. F-10043100
 Contact: Tim C. Spars

EXHIBIT D

DEVELOPMENT REGULATIONS

1) **Definitions.**

- A) Property means the property described on Exhibit A of this Ordinance.
- B) Zoning Exhibit means Exhibit B of this Ordinance, as amended in accordance with Section 3.

2) **Conflicts.** In the event of a conflict between this Ordinance and any other City ordinance, rule or regulation, including, but not limited to, the provisions of the City's comprehensive zoning ordinance, this Ordinance shall control.

3) **Zoning Exhibit.** Development and use of the Property shall be in accordance with the Zoning Exhibit.

4) **Single Family Residential.**

- A) **Base zoning district:** SF-5 Single Family Residential District, as amended
- B) **Permitted uses.** SF-5 Single Family Residential District, as amended
- C) **Development standards.** Development shall comply with the following development standards, which shall be the exclusive lot size, setback, density, and height restrictions:

DEVELOPMENT STANDARDS	SF DETACHED LOTS MIN. 60' WIDE
MINIMUM LOT AREA	6600 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	110'
MINIMUM FRONT YARD BUILDING SETBACK	
1. PRIMARY FACADE OF THE HOUSE	10'
2. GARAGE DOOR	20'
3. UNENCLOSED FRONT PORCH, PATIO, OR SIMILAR STRUCTURE	10'
MINIMUM REAR YARD SETBACK	
1. PRIMARY FAÇADE OF THE HOUSE	15'
2. GARAGE DOOR ACCESSED FROM AN ALLEY	20'
MINIMUM SIDE YARD SETBACK	
1. INTERIOR SIDE YARD	5'
2. INTERIOR SIDE YARD-ZERO LOT LINE COMBINATION *	1'-9' *

EXHIBIT D

DEVELOPMENT STANDARDS	SF DETACHED LOTS MIN. 60' WIDE
3. SIDE YARD ADJACENT TO STREET	15'
4. GARAGE DOOR ACCESSED FROM A STREET	20'
MAXIMUM HEIGHT OF STRUCTURE	35'

* SETBACK DETERMINED AT TIME OF PRELIMINARY-FINAL PLATTING, MUST HAVE 10' SEPARATION BUILDING TO BUILDING

5) General Provisions.

- A) Minor Amendments. The Director of Planning may approve a maximum five-foot reduction in any minimum building setback and an increase in any maximum lot coverage of up to five percent.