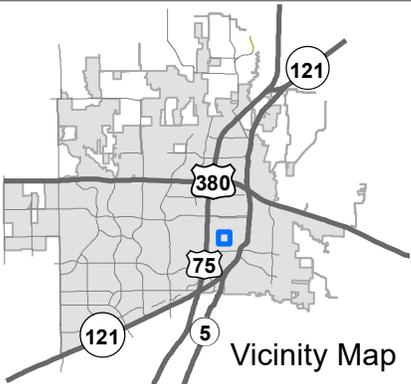
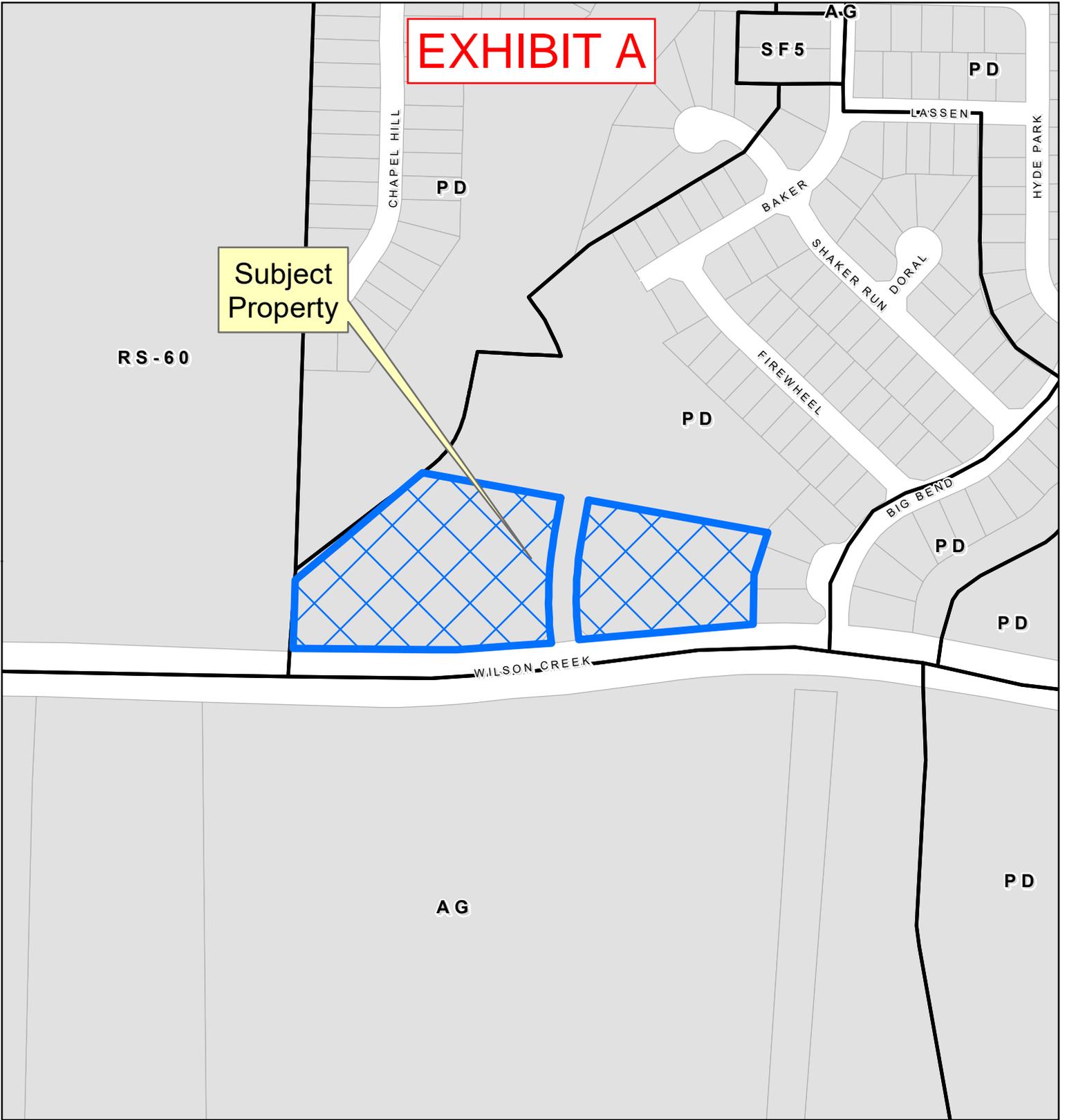


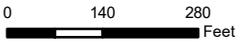
# EXHIBIT A

Subject Property

RS-60



Location Map  
ZONE2022-0084



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

### PARCEL 1

THAT certain Parcel of land situated in the ED BRADLEY SURVEY, ABSTRACT NUMBER 85, in the City of McKinney, Collin County, Texas, being a portion of a remaining portion of the tract of land described in the Bargain and Sale Deed to AIM VENTURES, LLC, as recorded in Clerk's File Number 20200814001332520 of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows:

BEGIN at a 5/8" iron rebar found for corner at the southerly most southeast corner said AIM VENTURES tract, said corner also being in the monumented northerly Right-of-Way line of Wilson Creek Parkway, as shown on PARK PLACE, according to the Final Plat thereof, as recorded in Volume F, Page 366 of the Plat Records of Collin County, Texas, said corner also being the southeast corner of MCKINNEY HIGH SCHOOL ADDITION, according to the Amending Plat thereof, as file for record in Volume 2021, Page 513 of the Plat Records of Collin County, Texas, said corner also being the beginning of a curve having a radius of 3548.51 feet, a central angle of 08°27'22", and a chord which bears N 86°25'11" E, a distance of 523.24 feet;

THENCE in an easterly direction, along the arc of said curve to the left and the southerly boundary of said AIM VENTURES tract and said northerly Right-of-Way line of Wilson Creek Parkway, an arc distance of 523.71 feet to a 1/2" capped iron rebar (RICHEY) found for corner at the southwest corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 2022000076144 of the Land Records of Collin County, Texas;

THENCE N 37°35'07" E, along the northwest line of said CITY OF MCKINNEY Right-of-Way, also being an easterly boundary of said AIM VENTURES tract, a distance of 35.11 feet to a 1/2" capped iron rebar (RICHEY) found for corner on the arc

of a curve having a radius of 760.00 feet, a central angle of 17°37'39", and a chord of N 0°47'34" E, a distance of 206.65 feet, also being said easterly boundary of said AIM VENTURES tract, also being a west boundary of the land described in General Warranty Deed to IRONWOOD DEVELOPMENT, LLC, as filed for record in Clerk's File Number 20171024001418480 of the Land Records of Collin County, Texas;

THENCE in a northerly direction, along the arc of said curve to the right, the easterly boundary of AIM VENTURES tract and a west westerly boundary of said IRONWOOD DEVELOPMENT tract, an arc distance of 207.29 feet to a 5/8" capped iron rebar (#5686) found for corner at the point of tangency of said curve;

THENCE N 8°36'24" E, continuing along an easterly boundary of said AIM VENTURES TRACT and a west boundary of said IRONWOOD DEVELOPMENT tract, a distance of 79.75 feet to a 5/8" iron rebar (#5686) found for corner at a northeast corner of said AIM VENTURES tract, also being an el corner of said IRONWOOD DEVELOPMENT tract;

THENCE N 81°23'36" W, along a north boundary of said AIM VENTURES tract, also being a south boundary of said IRONWOOD DEVELOPMENT tract, a distance of 297.87 feet to a 5/8" capped iron rebar (#5686) found for corner at the northwest corner of said AIM VENTURES tract, also being the westerly and northerly most southwest corner of said IRONWOOD DEVELOPMENT tract, also being in the east boundary of Common Area E-1 of CHAPEL HILL PHASE 2, according to the Record Plat thereof, as filed for record in Volume 2014, Page 15 of the Plat Records of Collin County, Texas;

# EXHIBIT B

THENCE S 51°03'44" W, along a west boundary of said AIM VENTURES tract and the east boundary of said CHAPEL HILL PHASE 2 tract, a distance of 335.62 feet to a 5/8" capped iron rebar (TRAVERSE) found for corner at an angle point in the west boundary of said AIM VENTURES tract being the southerly most corner of said CHAPEL HILL PHASE 2 tract, also being the east boundary of said MCKINNEY HIGH SCHOOL ADDITION;

THENCE S 0°54'37" W, along a west boundary of said AIM VENTURES tract and the east boundary of said MCKINNEY HIGH SCHOOL ADDITION tract, a distance of 179.65 feet back to the POINT OF BEGINNING and containing 3.946 Acres (171,882 Square Feet) of land, MORE OR LESS.

## PARCEL 2

THAT certain Parcel of land situated in the ED BRADLEY SURVEY, ABSTRACT NUMBER 85, in the City of McKinney, Collin County, Texas, being a portion of a remaining portion of the tract of land described in the Bargain and Sale Deed to AIM VENTURES, LLC, as recorded in Clerk's File Number 20200814001332520 of the Land Records of Collin County, Texas, the herein tract being more particularly described as follows:

COMMENCE at a 5/8" iron rebar found for corner at the southerly most southeast corner said AIM VENTURES tract, said corner also being in the monumented northerly Right-of-Way line of Wilson Creek Parkway, as shown on PARK PLACE, according to the Final Plat thereof, as recorded in Volume F, Page 366 of the Plat Records of Collin County, Texas, said corner also being the southeast corner of MCKINNEY HIGH SCHOOL ADDITION, according to the Amending Plat thereof, as file for record in Volume 2021, Page 513 of the Plat Records of Collin County, Texas, said corner also being the beginning of a curve having a radius of 3548.51 feet, a central angle of 09°32'23", and a chord which bears N 85°52'40" E, a distance of 590.15 feet;

THENCE in an easterly direction, along the arc of said curve to the left a southerly boundary of said AIM VENTURES tract and said northerly Right-of-Way line of Wilson Creek Parkway, an arc distance of 590.83 feet to a 5/8" capped iron rebar (#5686) found for corner at the point of tangency;

THENCE N 81°06'29" E, continuing along the north Right-of-Way line of said Wilson Creek Parkway, a distance of 43.40 feet to a 1/2" capped iron rebar (RICHEY) found for corner at the southwest corner of said AIM VENTURES tract, also being the southeast corner of the land described in Right-of-Way Warranty Deed to the CITY OF MCKINNEY, as filed for record in Clerk's File Number 2022000076144 of the Land Records of Collin County, Texas, and THE POINT OF BEGINNING of the hereinafter described parcel of land;

THENCE N 81°06'29" E, continuing along the north Right-of-Way of said Wilson Creek Parkway and the southerly boundary of said AIM VENTURES tract, a distance of 114.91 feet to a 5/8" capped iron rebar (#5686) found for corner at the point of curvature of a curve having a radius of 2039.64 feet, a central angle of 6°38'25", and a chord of N 83°49'55" E, a distance of 236.26 feet;

THENCE in an easterly direction, along the arc of said curve to the right, and the southerly boundary of said AIM VENTURES tract, and the north Right-of-Way line of said Wilson Creek Parkway, an arc distance of 236.39 feet to a 5/8" capped iron rebar (#5356) found for corner at the southeast corner of said AIM VENTURES tract, also being the southwest corner of PINEHURST ADDITION PHASE 1A, according to the Amending Plat thereof, as file for record in Volume M, Page 226 of the Plat Records of Collin County, Texas;

# EXHIBIT B

THENCE in a northerly direction, along the east boundary of said AIM VENTURES tract and the west boundary of said PINEHURST ADDITION PHASE 1A, the following two (2) courses;

- 1.) N 2°33'56" W, a distance of 103.6 feet to a 5/8" capped iron rebar (#5656) found for corner;
- 2.) N 15°54'27" E, a distance of 91.68 feet

to a 5/8" capped iron rebar (#5656) found for corner at the northeast corner of said AIM VENTURES tract, also being the southeast corner of the land described in General Warranty Deed to IRONWOOD DEVELOPMENT, LLC, as filed for record in Clerk's File Number 20171024001418480 of the Land Records of Collin County, Texas;

THENCE N 81°23'36" W, along a north boundary of said AIM VENTURES tract, also being a south boundary of said IRONWOOD DEVELOPMENT tract, a distance of 386.24 feet to a 5/8" capped iron rebar found for corner at the northwest corner of said AIM VENTURES tract, an el corner of said IRONWOOD DEVELOPMENT tract;

THENCE in a southerly direction, along a west boundary of said AIM VENTURES tract and an east boundary of said IRONWOOD DEVELOPMENT tract, the following two (2) courses;

- 1.) S 8°36'24" W, a distance of 84.85 feet to a 5/8" capped iron rebar (#5686) found for corner at the point of curvature of a curve having a radius of 700.00 feet, a central angle of 17°22'34", and a chord of S 0°55'07" W, a distance of 187.29 feet;

- 2.) in a southerly direction, along the arc of said curve to the left

an arc distance of 187.85 feet to a 1/2" capped iron rebar (RICHEY) found for corner at the north corner of said CITY OF MCKINNEY Right-of-Way;

THENCE S 52°46'50" W, along a west boundary of said AIM VENTURES tract and the northeast boundary of said CITY OF MCKINNEY Right-of-Way, a distance of 36.00 feet back to the POINT OF BEGINNING and containing 2.107 Acres (91,775 Square Feet) of land, MORE OR LESS.

**EXHIBIT C**

Common Area E-1  
 CHAPEL HILL PHASE 2A  
 Volume 2014, Page 15, PRCCT  
 ZONED: PD-RS-55  
 (Exist. SF Residential)

Lot 1, Block R  
 Amending Plat  
 MCKINNEY HIGH SCHOOL ADDITION  
 Volume 2021, Page 513, PRCCT

S 51° 03' 44" W 335.62'

CURRENT ZONING: PD-C  
 Proposed Zoning: "PD"  
 Planned Development District

Parcel 1 of  
 Remaining Portion of that Called  
 52.996 Acres  
 AIM VENTURES, LLC  
 Clerk's File No. 20200814001332520, LRCCT  
 (+/-3.946 Acres)

RADIUS = 3548.51'  
 DELTA = 8° 51' 39"  
 LENGTH = 548.77'  
 CHORD = N 86° 13' 03" E 548.22'

RADIUS = 760.00'  
 DELTA = 17° 37' 39"  
 LENGTH = 207.29'  
 CHORD = N 0° 47' 34" E 206.65'

35.11'  
 N 37° 35' 07" E

**ED BRADLEY SURVEY  
 ABSTRACT 85**

IRONWOOD DEVELOPMENT, LLC  
 20171024001418480  
 (APPROVED PRELIMINARY-FINAL PLAT)  
 ZONED: PD-RS-55  
 (Proposed SF Residential)

CURRENT ZONING: PD-C  
 Proposed Zoning: "PD"  
 Planned Development District

Parcel 2 of  
 Remaining Portion of that Called  
 52.996 Acres  
 AIM VENTURES, LLC  
 Clerk's File No. 20200814001332520, LRCCT  
 (+/-2.107 Acres)

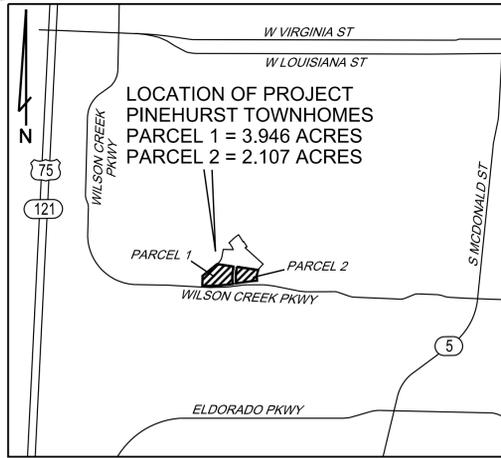
RADIUS = 700.00'  
 DELTA = 17° 22' 34"  
 LENGTH = 187.85'  
 CHORD = S 0° 55' 07" W 187.29'

36.00'  
 S 52° 49' 50" E

RADIUS = 2039.64'  
 DELTA = 6° 38' 25"  
 LENGTH = 236.39'  
 CHORD = N 83° 49' 55" E 236.26'

PINEHURST ADDITION PHASE 1A  
 Volume M, Page 228, PRCCT  
 ZONED: PD-RS-55  
 (Exist. SF Residential)

WILSON CREEK PARKWAY  
 (100' R/W)



LOCATION MAP  
 N.T.S.

**ZONING EXHIBIT**  
 Parcel 1 & 2 of Remaining Portion  
 of that Called 52.996 Acres  
 ED BRADLEY SURVEY, ABSTRACT 85  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

<p>O'GRADY DEVELOPMENT                  ENGINEERING, LLC                  A CIVIL ENGINEERING &amp; SURVEYING COMPANY</p>	6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #10194716
	PROJECT NUMBER <b>22-004</b>
PINEHURST LUXURY TOWNHOMES AIM VENTURES, LLC	DATE JUNE 2022
ZONING EXHIBIT	SCALE 1"=40'(H)
	SHEET NO 1 OF 1

SCALE	DESIGNED BY	CHECKED BY	REVISIONS
1"=40'	JDR	JDR	DATE
			BY
			DESCRIPTION

# EXHIBIT D

## PINEHURST LUXURY TOWNHOMES “PD” Planned Development - Development Regulations

The subject property (the “Property”) shall be rezoned from “PD-G” to “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provision contained herein shall continue to apply to the development of the property.

I. INTENT: the intent/objective of this rezoning is to provide a land-use allowing attached townhome residential structures to be constructed on adjoining lots using a single family land-use structured into a Planned Development zoning thus providing long-term responsibility for high-quality maintenance.

### II. USES

- A. Single Family Attached (Townhomes)
- B. Parking, incidental to main use

### III. SPACE LIMITS

- A. Minimum Lot Area: 1,800 SF per lot
- B. Minimum Lot Width at Front Yard Setback: 24 ft
- C. Minimum Lot Depth: 70 ft
- D. Minimum Front Yard Setback: 19 ft
- E. Minimum Rear Yard Setback: 8 ft
- F. Minimum Side Yard Setback between buildings: 5 ft
- G. Minimum Alley Side Yard Setback: 10 ft
- H. Minimum Distance Between Buildings: 10 ft
- I. Maximum Height of Structure: 40 ft
- J. Maximum Lot Coverage: 50%
- K. Maximum Density: 5.5 dwelling units per gross acre

### IV. MINIMUM DESIGN STANDARDS

#### A. Landscaping

1. Required landscaping on the residential lots and general site shall include:
  - a. One canopy tree shall be planted within the front yard setback of all residential lots.
  - b. For each residential lot, a minimum of one additional canopy or ornamental tree shall be planted elsewhere on the general site but shall not be located within the floodplain. A minimum of 50% of the required trees shall be canopy trees.