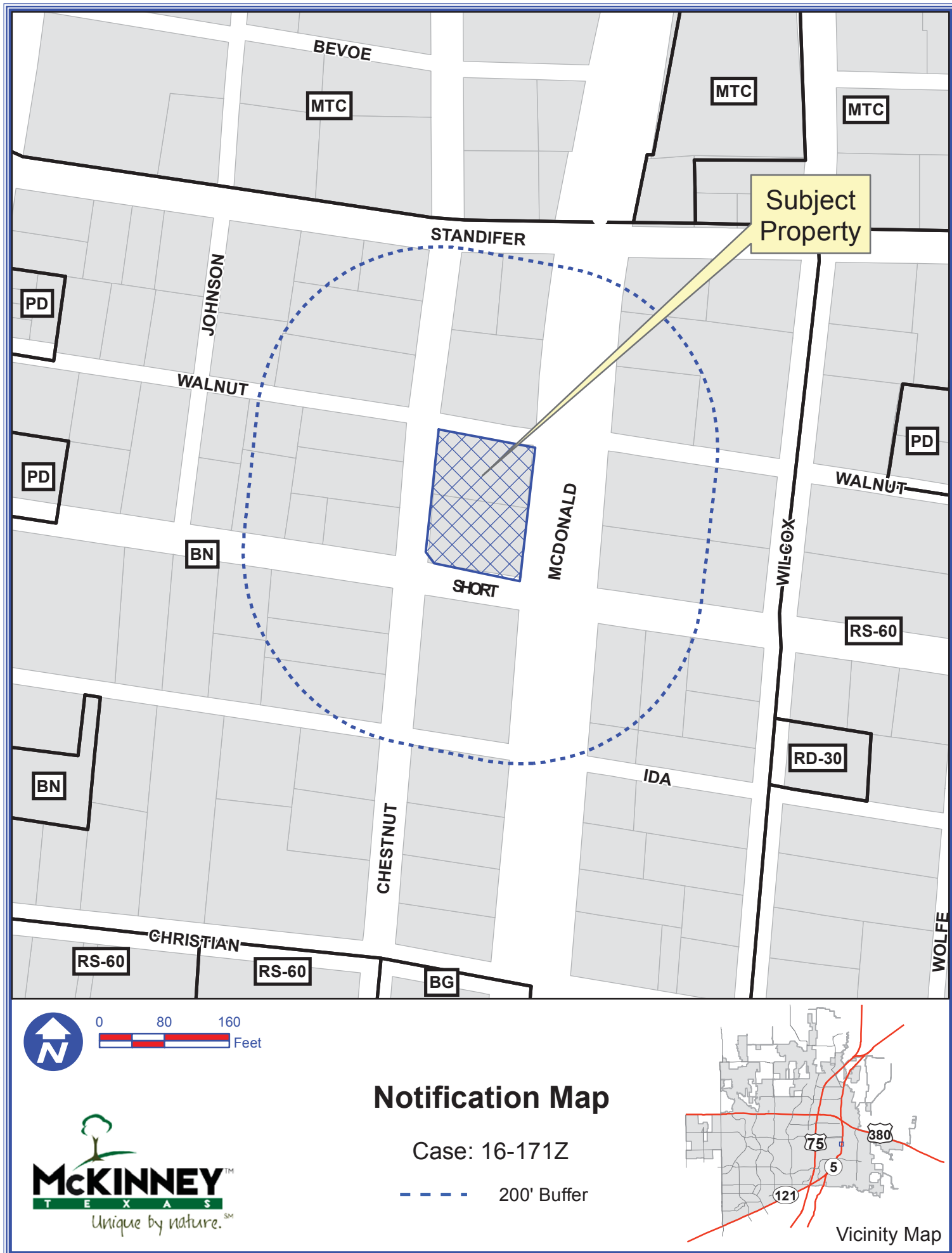


# EXHIBIT A



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**

0.450 ACRE

STATE OF TEXAS:

COUNTY OF COLLIN:

Being that tract of land located in the M. Standifer Survey, Abstract 811, Collin County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in a deed to Delta Elm Investment Group as recorded in Collin County Clerk's Document (C.C.C.D.) 20151124001479730 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being further described as follows:

BEGINNING at a 1/2 inch steel rod with a yellow cap found in the west right of way line of State Highway 5 (A.K.A. S. McDonald Street) at its intersection with the south right of way line of Walnut Street for the northeast corner of said Tract 1 from which a 1/2 inch steel rod found for the southeast corner of said Tract 1 and the northeast corner of Tract 2 bears South 04 degrees 45 minutes 57 seconds West, 71.78 feet;

THENCE South 04 degrees 45 minutes 57 seconds West, with the west right of way line of State Highway 5, 165.01 feet to a 1/2 inch steel rod found in said west right of way line with its intersection with the north right of way line of Short Street for the southeast corner of said Tract 2;

THENCE with the common line of said Tract 2 and the north right of way line of Short Street the following 2 bearings and distances:

North 80 degrees 14 minutes 13 seconds West; 107.59 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set;


North 37 degrees 32 minutes 11 seconds West, 17.89 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set in the north right of way line of Short Street at its intersection with the east line of Chestnut Street for the most northerly southeast corner of said Tract 2 from which a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set for the northwest corner of Tract 2 and the southwest corner of Tract 1 bears North 04 degrees 20 minutes 52 seconds East, 83.72 feet;

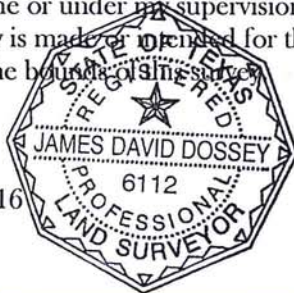
THENCE North 04 degrees 20 minutes 52 seconds East, with the east right of way line of Chestnut Street, 151.27 feet to a 1/2 inch steel rod with cap stamped "1519 SURVEYING" set in the east right of way line of Chestnut Street at its intersection with the south right of way line of Walnut Street for the northwest corner of said Tract 1;

THENCE South 81 degrees 01 minutes 20 seconds East, with the common line of said Tract 1 and Walnut Street, 120.65 feet to the POINT OF BEGINNING and containing 0.450 acre of land.

Bearings based on Grid North, State Plane Coordinate System, Nad 83, Texas North Central Zone (4202).

I, the undersigned, do hereby certify that the plat as shown hereon was prepared from an on-the-ground survey performed by me or under my supervision and completed on February 12, 2016; No warranty is made or intended for the location of any or all easements that may exist within the bounds of this survey.

  
Date: May 16, 2016  
James David Dossey  
R.P.L.S. 6112



**1519 Surveying, LLC**  
5054 Franklin Avenue Suite A Waco, TX 76710 Ph: 254-776-1519 TBPLS Firm# 10193968  
www.1519llc.com

<b>LEGAL DESCRIPTION</b> 0.450 ACRES OUT OF THE M. STANDIFER SURVEY, ABSTRACT 811 CITY OF MCKINNEY COLLIN COUNTY, TEXAS	1519 Job No.: 8763	Drawn By: JEM
	Sheet 1 of 1	Reviewed By: JDD
	Property Address: 507 & 511 Chestnut Street McKinney, Texas	Prepared For: Clint Lannen

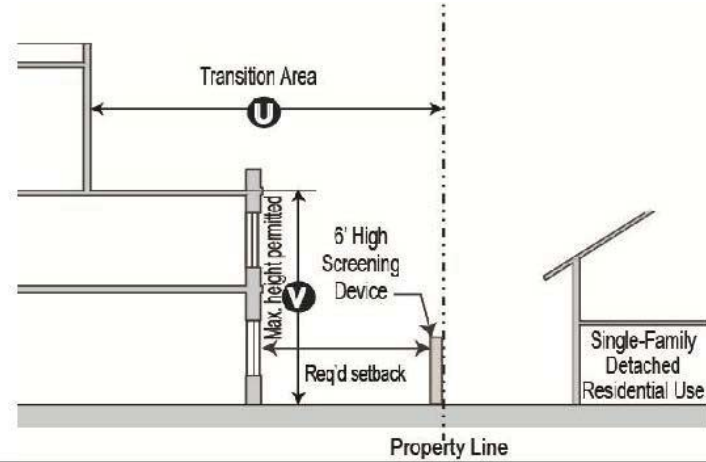
# EXHIBIT C

## Development Regulations

1. The subject property shall develop in accordance with 146-111 (“C1” – Neighborhood Commercial District) of the Zoning Ordinance, and as amended, except as follows:
2. Development Standards
  - a. Space Limits:
    - i. Build-to-zone: 0’ to 20’ along State Highway 5 (S. McDonald Street)
    - ii. Building frontage required along State Highway 5 (S. McDonald Street): 50% min.
      1. Deviations from this standard by up to 15% may be approved by the Director of Planning and further deviations from this standard may be approved by the Planning and Zoning Commission during the site plan review process.
    - iii. Building frontage required along all other streets: None
    - iv. First floor to floor height: 12’ min.
    - v. Upper floor(s) to floor height: 10’ min.
3. Landscaping Requirements
  - a. A minimum 5’ landscape buffer adjacent to public right-of-way shall be required (S. McDonald Street, Christian Street and Chestnut Street).
  - b. A minimum 5’ landscape buffer shall be required along the northern property line, until such time that the property to north is developed with nonresidential uses.
  - c. The developer shall be required to plant one canopy tree per 40 linear feet, or portion thereof of street frontage. The required trees must be planted within the associated landscape setback along thoroughfares, unless otherwise approved by the director of planning. Trees may be grouped or clustered to facilitate site design.
4. Residential Transition Standards
  - a. The following residential transition standard shall apply to all new building construction and all upper story additions to existing buildings located adjacent to existing single family detached residential uses but shall not apply when an improved public street separates the new building construction from the existing single family detached residential use.



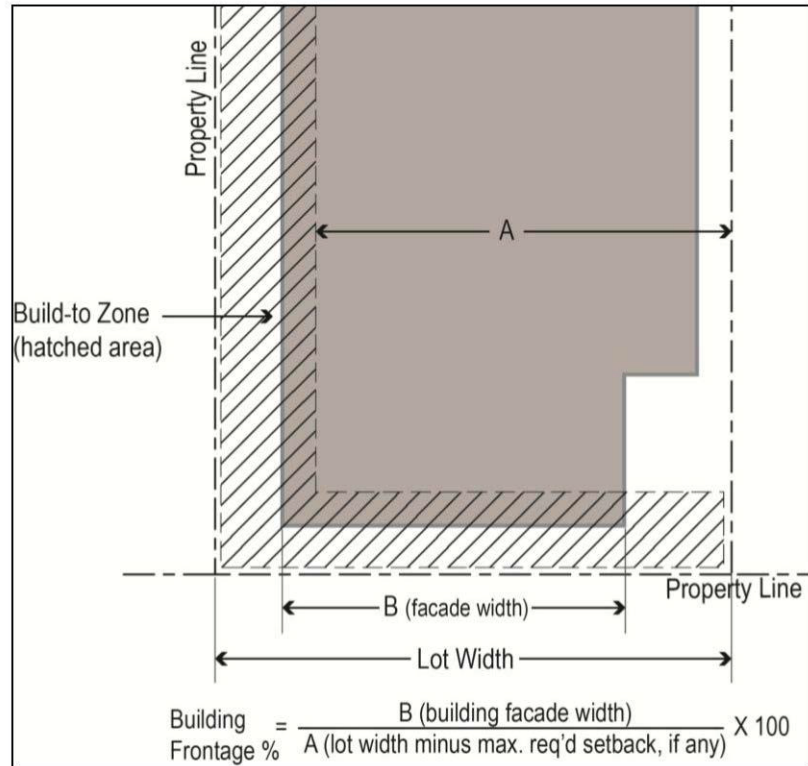
## EXHIBIT C



Transition Area	35' (min)	U
Max. Building Height within transition area	2	V

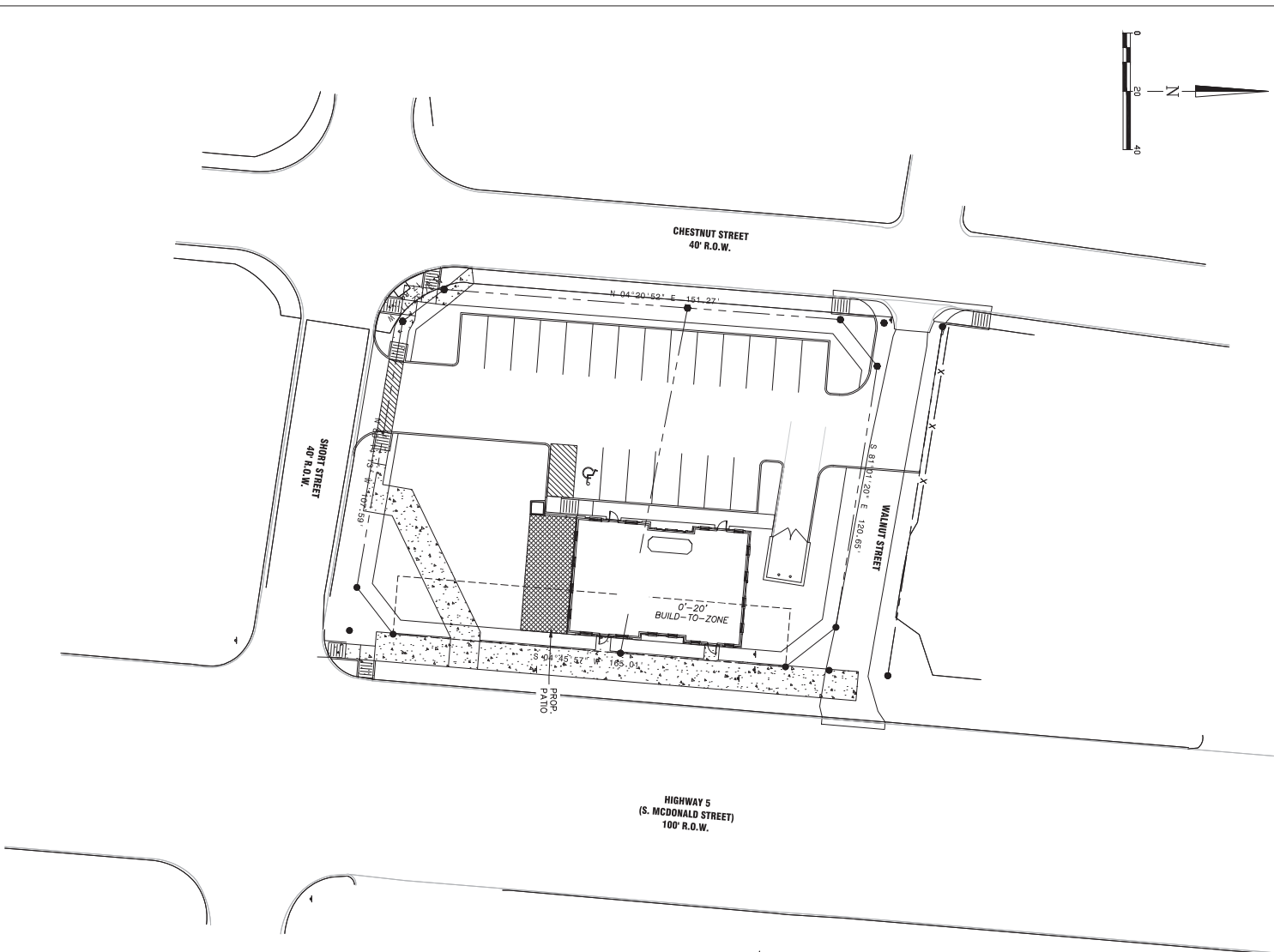
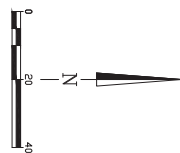
- b. A residential transition area screening device (minimum 6' and maximum 8' high) shall be required adjacent to existing single family uses.
  - c. The screening device shall be provided in accordance with Section 146-132.
5. Architectural Standards
    - a. The subject property shall conform to the requirements of Section 146-139 (Architectural and Site Standards) of the City of McKinney Zoning Regulations, and as follows:
      - i. The subject property shall generally conform to the attached conceptual architectural elevations
      - ii. The primary entrance of the building shall be located on State Highway 5 (S. McDonald Street)
      - iii. Canopies and awnings will have a minimum vertical clearance of 8' from the finished sidewalk elevation.
  6. Definitions:
    - a. *Build-to Zone* is the area between the minimum and maximum front setbacks and within which the principal building's front façade shall be built.
    - b. *Building Frontage*: is the percentage of the principal building's front façade that is required to be located at the Build-to Line or within the Build-to Zone as a proportion of the lot's width along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculations of the building frontage.

# EXHIBIT C



*Image showing Building Frontage calculation*

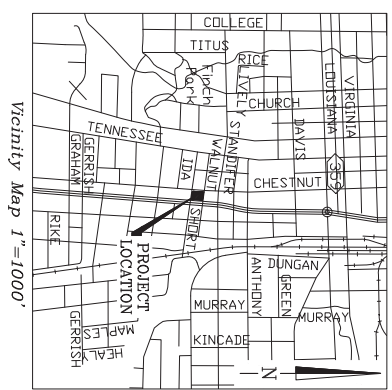
# EXHIBIT D



### LEGEND

	S.R.F.	STEEL ROD FOUND		POWER POLE
	S.R.S.	STEEL ROD SET		LIGHT POLE
	X	CUT X IN CONCRETE		WATER VALVE
	F.C.P.	FENCE CORNER POST		SANITARY SEWER MANHOLE
	ASPHALT	ASPHALT		FIRE HYDRANT
	TBM	TBM		WATER METER

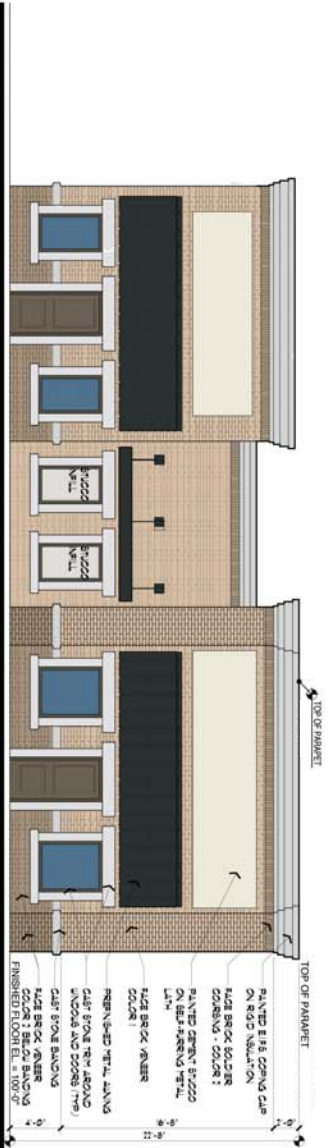
PURPOSE: THE "PD" - PLANNED DEVELOPMENT DISTRICT IS DESIGNED TO PROVIDE FOR LIMITED COMMERCIAL USES SERVING THE COMMON AND FREQUENT NEEDS OF THE RESIDENTS AND COMMUTERS THAT TRAVEL THE STATE HIGHWAY 5 CORRIDOR. THE PROPOSED ZONING IS MEANT TO CONFORM WITH HIGHWAY 5 CORRIDOR CONTEXT SENSITIVE MASTER PLAN. THIS ZONING WILL BE UNIQUE IN THE FACT THAT WE ARE SAVING ALL SPECIMEN TREES AND WILL BE THE FIRST TO FOLLOW THE HIGHWAY 5 CORRIDOR MASTER PLAN.



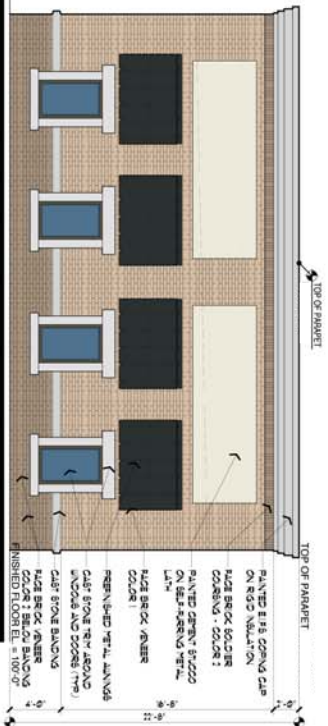
PRELIMINARY PLANS  
THIS DOCUMENT IS PROVISIONAL AND FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
CLINT D. LANNEN, PE # 107845  
DATE: 06/21/2016

DRAWN: AEV	DATE: 02/01/2016	1519 JOB#: 16-103	SHEET NO: EXHIBIT	<p>CONCEPT PLAN</p>	<p>MCDONALD NORTH RETAIL LOTS 1&amp;2, BLOCK 23, SHORTS ADDITION, 0.45 AC., ZONED: NEIGHBORHOOD BUSINESS DISTRICT (BN) McKINNEY, COLLIN COUNTY, TEXAS</p>	<p><b>1519 Engineering</b> 5054 Franklin Avenue Suit A, Waco, TX 76710 Ph: 254-776-1519      www.1519LLC.com</p>	<p>TRUE FROM REPRODUCTION NO. P. 1-7290</p>
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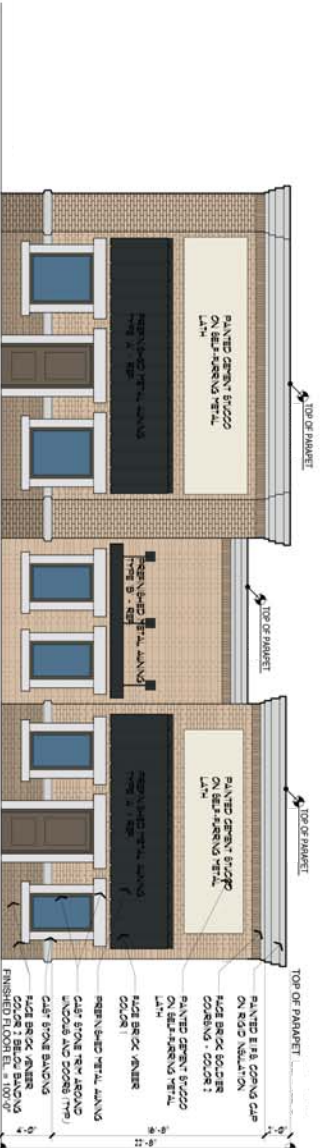
# EXHIBIT E



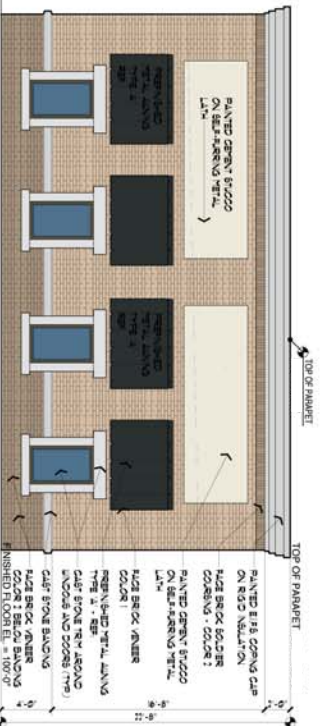
**4 WEST ELEVATION - FACING PARKING**  
SCALE 3/8" = 1'-0"  
EXT. ELEV. DWG



**3 NORTH ELEVATION**  
SCALE 3/8" = 1'-0"  
EXT. ELEV. DWG



**2 EAST ELEVATION - FACING STREET**  
SCALE 3/8" = 1'-0"  
EXT. ELEV. DWG



**1 SOUTH ELEVATION**  
SCALE 3/8" = 1'-0"  
EXT. ELEV. DWG

**Patrick Ahearn, Architect**  
814 West 5th Street, Austin, TX 78701 • 512.238.0283 [patrick@patrickahearn.com](mailto:patrick@patrickahearn.com)

New Shell Retail / Restaurant Building:  
**McDonald Street Retail II**  
McDonald Street (Highway 5) at Short Street  
Part of Lot 1, Block A -  
McKinney, Texas



DATE: JUNE 17, 2016  
JOB NO: 15830RT101  
DRAWN: PMA  
CHECKED: PMA

REVISIONS  
**A3.01**