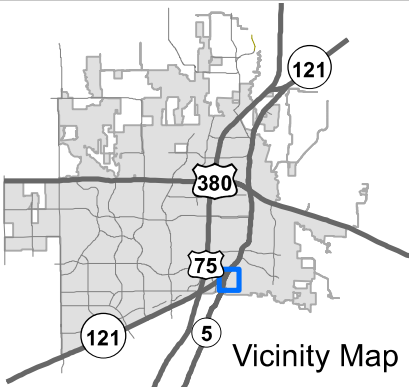
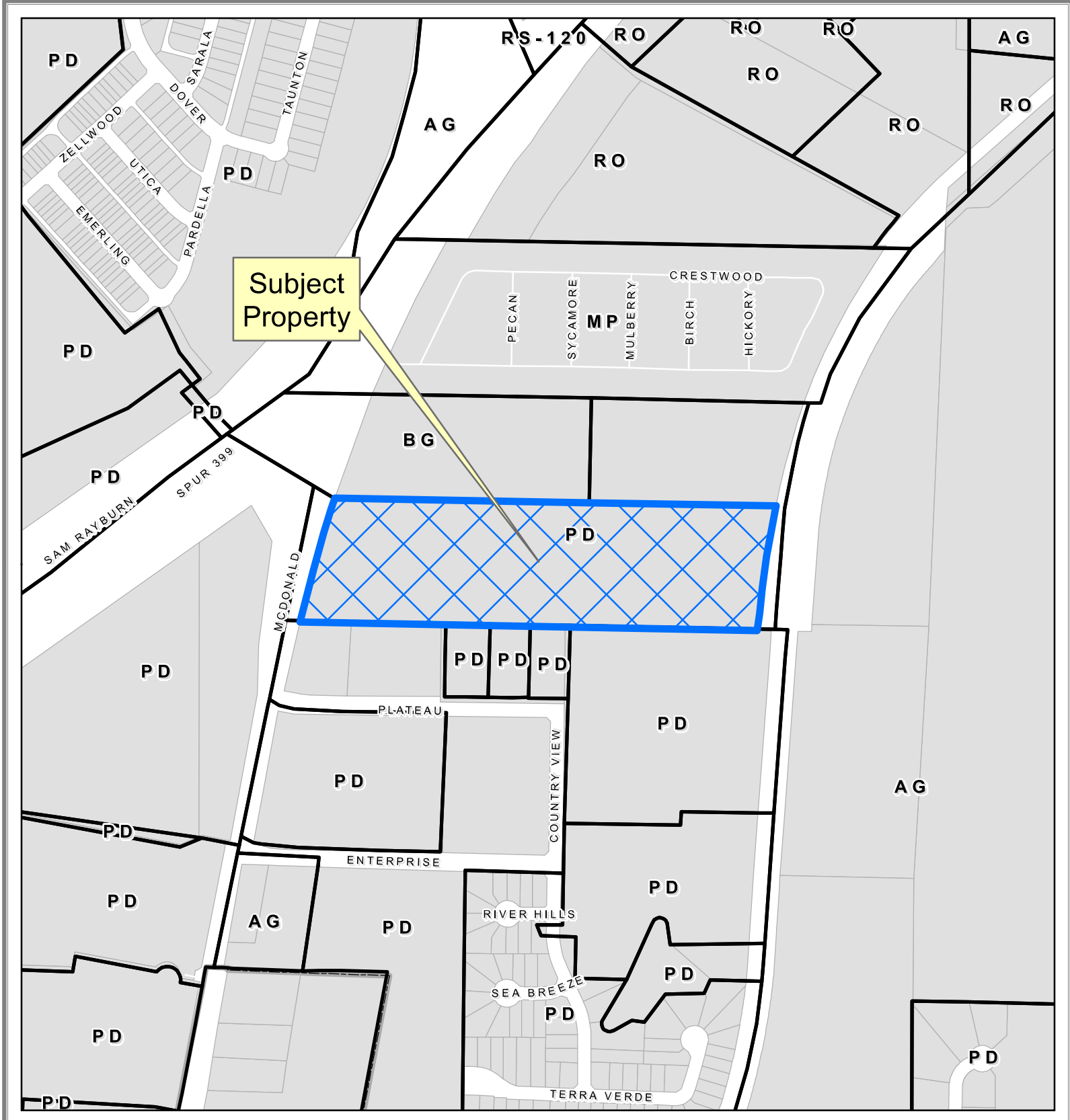
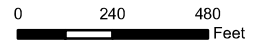


EXHIBIT A



Location Map
ZONE2021-0129



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 DESCRIPTION

BEING all of that certain lot, tract or parcel of land situated in the JOAB BUTLER SURVEY, A-68, City of McKinney, Collin County, Texas, and being all of those same tracts of land described in deed as Parcels B, C & D to A&W Properties, J. V., recorded in Volume 5849, Page 4222 of the Deed Records of Collin County, Texas, and said composite tract being more particularly described as follows:

BEGINNING at a concrete monument found for earner in the southeast R.O.W. line of State Highway 5 (a variable width R.O.W.); said point being the southwest corner of that same tract of land described in deed to the State of Texas, recorded in Volume 409, Page 135 of the Deed Records of Collin County, Texas;

THENCE S 89°03'41" E, 945.44' along the south line of the State of Texas property to a TXDOT monument found at the southwest corner of that same tract of land described in deed to the State of Texas, recorded in Volume 5848, Page 4395 of the Deed Records of Collin County, Texas

THENCE S 89°29'50" E, 675.45' along the south line of the State of Texas property to a 5/8" iron rod found for corner in the west R.O. W. line of the Dallas Area Rapid Transit property; said point being on a curve to the left having a central angle of 05°30'36" and a radius of 2009.86' (Chord Bearing S 05°16'34" W, 193.21);

THENCE around said curve and along the west line of said Dallas Area Rapid Transit property, a distance of 193.28' to a 5/8" iron rod set for corner;

THENCE S 03°37'18" W, 278.24' along the west line of said Dallas Area Rapid Transit property to a 1/2" iron rod set at the northeast corner of Lot 1, Block A of Country Lane Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume L, Page 450 of the Plat Records of Collin County, Texas;

THENCE N 89°14'02" W, 1394.36' along the north line of said Lot 1 to a 1/2" iron rod found for corner in the north line of Lot 6, Block A of Minor Replat Of Lots SR, 6 & 7, Block A Of The Country Lane Addition, an addition to City of Mckinney, Collin County, Texas, recorded in Volume P, Page 920 of the Plat Records of Collin County, Texas;

THENCE N 88°52'43" W, 321.93' along the north line of Lots 6 & 7, Block A of said Minor Replat Of Lots SR, 6 & 7, Block A Of The Country Lane Addition to a 1 /2" iron rod found for corner in the southeast line of State Highway 5; said point being on a curve to the right having a central angle of 04°54'29' and a radius of 5657.88' (Chord Bearing N 15°39'06" E, 484.51');

THENCE around said curve and along the southeast line of State Highway 5, a distance of 484.66' to the Point of Beginning and containing 782,822.38 square feet or 17.9711 acres of land.

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property (the "Property") shall be zoned "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 provisions contained herein shall continue to apply to the development of the Property.

Tract A. The regulations set forth below shall apply to development within Tract A shown on the Zoning Exhibit.

1. Permitted Uses

- Assisted living facility, nursing home, or rest home
- Church, rectory, or other places of worship including church-operated day-care facilities and pre-schools
- Clinic
- College or university
- Daycare
- Fraternal organization
- Halfway house
- Hospital
- Museum, library, art gallery (public)
- School, business or trade
- School, public, private, or parochial
- Accessory building or use
- Home occupation
- Local utility line or utility distribution lines; Telephone exchange (no garage or shop)
- Utility business office
- Water storage tank
- Amusement, commercial (indoor)
- Country Club
- Fitness club, gymnasium, exercise area or similar use
- Golf course (public or private)
- Park or playground (public)
- Playfield or stadium (public)
- Recreation area (private)
- Recreation center (public)
- Swim or tennis club
- Swimming pool (public or private)
- Theater (indoor)
- Auto painting or body shop
- Auto parts sales (indoor)
- Automobile, trailer, light truck, tool rental
- Bus station
- Car wash
- Garage, auto repair
- Garage or lot, parking (private or commercial)
- Parking, incidental to main use
- Railroad track or right-of-way
- Service station or motor vehicle fuel sales
- Bait shop
- Bakery or confectionery

EXHIBIT D

- Bakeries (wholesale)
 - Banks and financial institutions
 - Barber or beauty shops
 - Building materials sales or monument sales
 - Cleaning plat (laundry)
 - Cleaning shop and pressing (small shop and pickup)
 - Department or discount store
 - Drug-store or pharmacy
 - Exterminator
 - Farmers market
 - Florist or garden shop
 - Food stores, groceries
 - Frozen food lockers
 - Funeral homes and mortuaries
 - Furniture sales
 - Greenhouse or plant nursery
 - Hardware store (paint, plumbing, and related sales)
 - Hotel or motel
 - Household appliance sales
 - Laboratories (medical, dental, science)
 - Mimeograph or letter shop
 - Office building and use
 - Office with showrooms
 - Office supplies
 - Paint and related sales
 - Pawnshops
 - Personal service
 - Pet store, kennel, animal boarding (no outside runs)
 - Psychic/paranormal readings
 - Radio or TV broadcast studio
 - Retail store (indoor)
 - Restaurant or cafeteria (carry-out only, indoor service, including drive-through window, and drive-in service)
 - Studios, photo, music, art, health, etc.
 - Travel agent
 - Upholstery shop
 - Veterinarian (no outside runs)
 - Agricultural and ranching uses
 - Community Garden
 - Creamery (dairy products)
 - Farm implement sales and service
 - Farm, orchard or truck garden
2. Uses Requiring a Specific Use Permit
- Bed and breakfast
 - Boarding or rooming house
 - Dormitories
 - Independent living facility (retirement community)
 - Utility substation or regulating station
 - Private Club
 - Automobile, motorcycle, boat (sales, repair, or storage)
 - Recreational vehicle sales
 - Mini-warehouse

EXHIBIT D

3. Temporary Uses

- Carnival or circus (temporary)
- Heliport or Helistop
- Field office or real estate sales office

4. Space Limits

- Minimum Lot Area: 0 sq ft;
- Minimum Lot Width: 0’;
- Minimum Lot Depth: 0’;
- Minimum Front Yard Setback: 30’;
- Minimum Rear Yard Setback: None, except 25 feet required where abutting any district requiring a rear yard;
- Minimum Side Yard Setback: None, except 15 feet required where abutting any district requiring a side yard;
- Maximum Height of Structure: 35’ or two stories;
- Maximum Lot Coverage: 50%;
- Maximum Floor Area Ratio: 1:1

Tract B. The regulations set forth below shall apply to development within Tract B shown on the Zoning Exhibit.

1. Permitted Uses

- Single family dwelling (attached)
- Single family dwelling (detached)
- Two family dwelling (duplex)
- Home occupation

2. Temporary Uses

- Field office or real estate sales office

3. Single family dwelling (detached) Space Limits:

- Minimum Lot Area: 3,000 sq ft;
- Minimum Lot Width: 30’;
 - i. Lots less than 50’ in width shall be served by an alley
- Minimum Lot Depth: 70’;
- Minimum Front Yard Setback: 15’ build-to line, 5’ encroachment for balconies, covered porches, stoops, and similar structures;
- Minimum Rear Yard Setback: 20’;
- Minimum Side Yard Setback: 1’ on one side with a minimum of 5’ on the opposite side (6’ minimum separation between buildings) or, if the building is centered on a lot, a minimum of 5’ n each side yard;
- Minimum Side Yard Setback At Corner: 15ft
- Maximum Height of Structure: 42’;

EXHIBIT D

- Maximum Lot Coverage: 50%;
 - Maximum Floor Area Ratio: 1:1
4. Single family dwelling (attached) Space Limits:
- Minimum Lot Area: 1,800 sq ft;
 - Minimum Lot Width: 22';
 - Lots less than 50' in width shall be served by an alley
 - Minimum Lot Depth: 80';
 - Minimum Front Yard Setback: 15';
 - Minimum Rear Yard Setback: 20';
 - Minimum Side Yard Setback: 0';
 - Zero-lot line houses shall show the desired zero lot line side of each lot indented on a setback exhibit filed with the Planning Department. Minimum building separation shall be 10 feet.
 - Minimum Side Yard Setback At Corner: 10ft
 - Maximum Height of Structure: 35';
5. Two family dwelling (duplex) Space Limits:
- Minimum Lot Area: 5,000 sq ft;
 - Minimum Lot Width: 50';
 - Minimum Lot Depth: 80';
 - Minimum Front Yard Setback: 20';
 - Minimum Rear Yard Setback: 20';
 - Minimum Side Yard Setback: 5';
 - Zero-lot line houses shall show the desired zero lot line side of each lot indented on a setback exhibit filed with the Planning Department.
 - Minimum Side Yard Setback At Corner: 10ft
 - Maximum Height of Structure: 35';