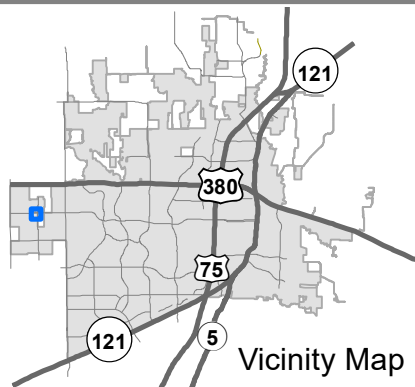
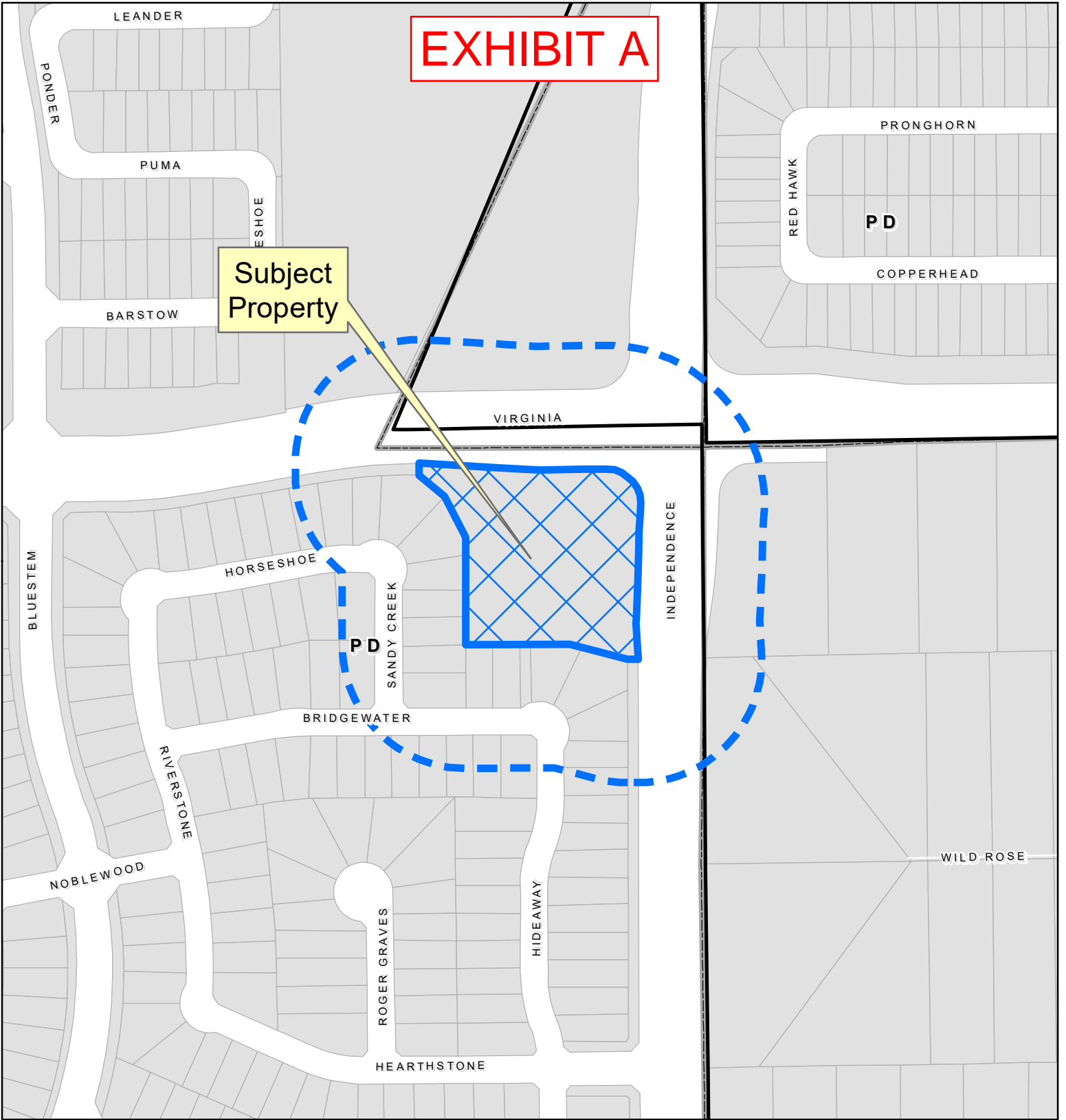


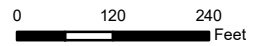
EXHIBIT A

Subject Property



Property Owner Notification Map

ZONE2022-0087



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

WHEREAS D. R. Horton-Texas, Ltd. Is the owner of a tract of land located in the City of McKinney, Collin County, Texas, being part of a called 333.861 acre tract of land described in deed to D. R. Horton-Texas, Ltd by deed recorded in Volume 6051, Page 44, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped (JBI) found at the most easterly northeast corner of Valor Pointe ~ Phase 11 of the Reserve at Westridge, an addition to the City of McKinney as recorded in Volume 2013, Page 161, Collin County Plat Records, said point being the west right-of-way line of Independence Parkway (a variable width right-of-way);

Thence along the northerly lines of said Valor Pointe ~ Phase 11 of the Reserve at Westridge as follows:

South 89 degrees 53 minutes 59 seconds West, 20.00 feet to a one-half inch iron rode with yellow cap stamped (JBI) found for corner;

North 74 degrees 42 minutes 22 seconds West, 107.90 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

South 89 degrees 54 minutes 00 seconds West, 190.19 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 00 degrees 12 minutes 59 seconds West, 196.68 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 26 degrees 29 minutes 24 seconds West, 82.29 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 49 degrees 39 minutes 51 seconds West, 62.13 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner;

North 00 degrees 20 minutes 43 seconds West, 20.00 feet to a one-half inch iron rod with yellow cap stamped (JBI) found for corner in the south right-of-way line of Virginia Parkway (a variable width right-of-way);

THENCE along the south right-of-way line of Virginia Parkway as follows:

North 89 degrees 18 minutes 44 seconds East, 48.35 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner;

South 86 degrees 29 minutes 51 seconds East, 165.47 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner;

North 89 degrees 40 minutes 14 seconds East, 125.05 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC) found for corner;

Southeasterly, 106.48 feet along a curve to the right having a central angle of 91 degrees 44 minutes 44 seconds, a radius of 66.50 feet, a tangent of 68.56 feet, and whose chord bears South 44 degrees 29 minutes 28 seconds East, 95.47 feet to a one-half inch iron rod with yellow cap stamped (PETSCH & ASSOC., INC.) found for corner in the west right-of-way line of Independence Parkway;

THENCE along the west right-of-way line of Independence Parkway as follows:

Southwesterly, 89.11 feet along a curve to the right having a central angle of 02 degrees 38 minutes 39 seconds, a radius of 1931.00 feet, a tangent of 44.56 feet, and whose chord bears South 02 degrees 43 minutes 13

EXHIBIT B

seconds West, 89.10 feet to a one-half inch iron rod with yellow cap stamped (PETSCHÉ & ASSOC., INC.) found for corner;

Southwesterly, 79.75 feet along a curve to the left having a central angle of 04 degrees 11 minutes 52 seconds, a radius of 1088.50 feet, a tangent of 39.89 feet, and whose chord bears South 02 degrees 08 minutes 00 seconds West, 79.73 feet to a one-half inch iron rod with yellow cap stamped (PETSCHÉ & ASSOC., INC.) found for corner;

South 00 degrees 34 minutes 51 seconds East, 112.94 feet to the **POINT OF BEGINNING** and containing 108,838 square feet or 2.499 acres of land.

Bearings based on the monuments found along the north line of Valor Point ~ Phase 11 of the Reserve at Westridge, an addition to the City of McKinney as recorded in Volume 2013, Page 161, Collin County Plat Records.

EXHIBIT C

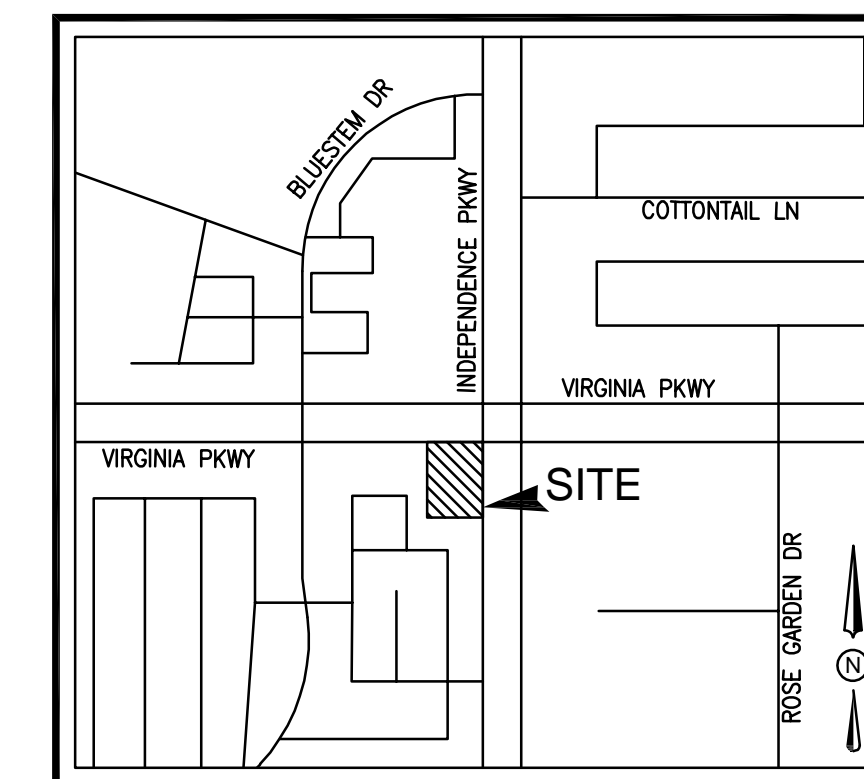
D R HORTON - TEXAS LTD
 PARCEL 1505 ADDITION (CMC), BLOCK
 B, LOT 2
 CURRENT ZONING : PD 2001-02-024
 CURRENT USE: VACANT

INDEPENDENCE VILLAGE PARTNERS LLC
 WILLIAM MCCARTY SURVEY, TRACT 6, 4.834 AC
 CURRENT ZONING : "UNINCORPORATED CITY OF
 MCKINNEY ETJ"
 CURRENT USE: VACANT

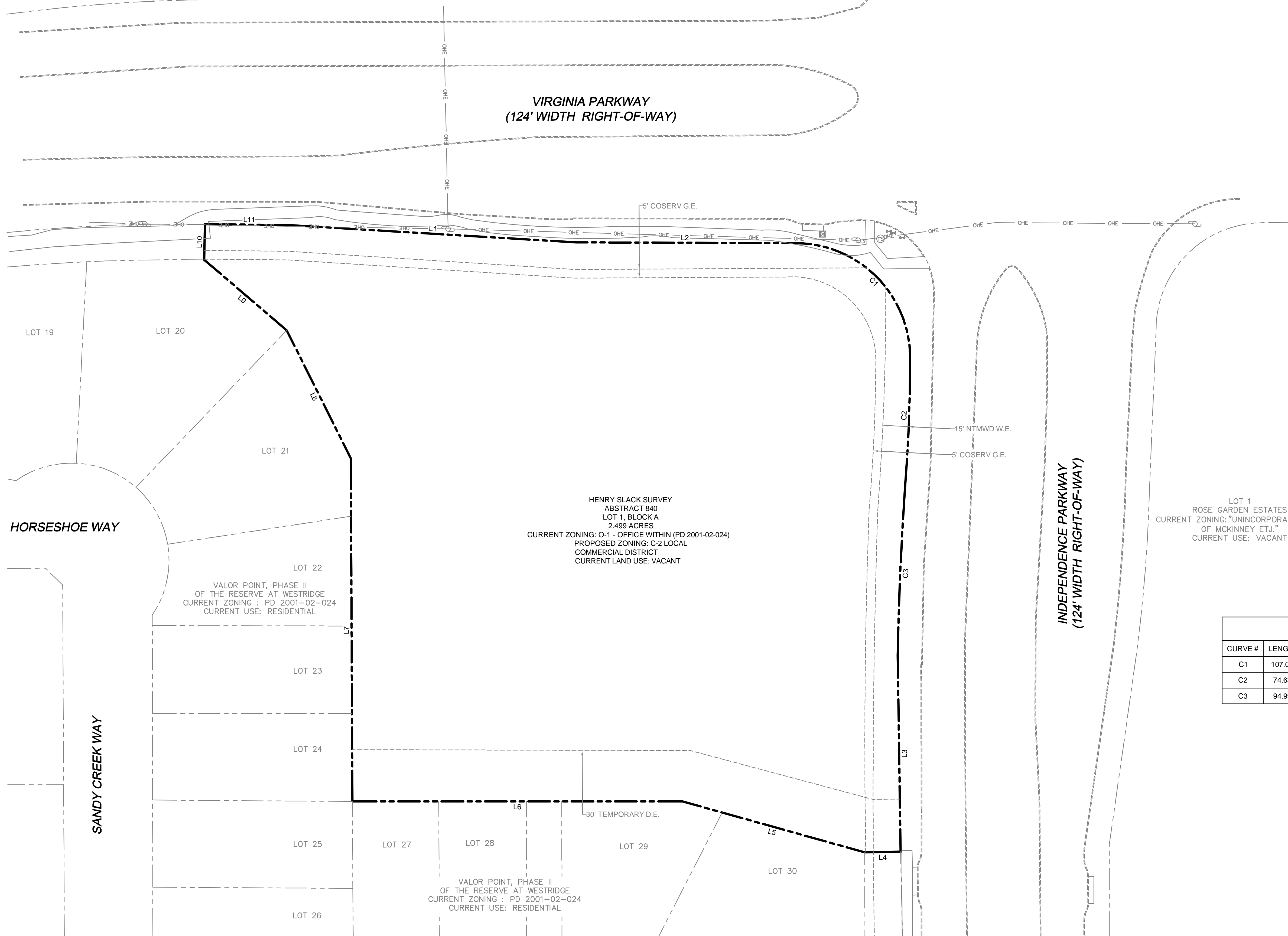
FOSSIL CREEK AT WESTRIDGE
 PHASE I
 CURRENT ZONING : PD 2001-02-024
 CURRENT USE: RESIDENTIAL



Scale: 1" = 30' Feet



VICINITY MAP
 N.T.S.



EXISTING LEGEND		
1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GLY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		
TRAFFIC SIGNAL LIGHT		

HENRY SLACK SURVEY
 ABSTRACT 840
 LOT 1, BLOCK A
 2.499 ACRES
 CURRENT ZONING: O-1 - OFFICE WITHIN (PD 2001-02-024)
 PROPOSED ZONING: C-2 LOCAL
 COMMERCIAL DISTRICT
 CURRENT LAND USE: VACANT

VALOR POINT, PHASE II
 OF THE RESERVE AT WESTRIDGE
 CURRENT ZONING : PD 2001-02-024
 CURRENT USE: RESIDENTIAL

LOT 1
 ROSE GARDEN ESTATES
 CURRENT ZONING: "UNINCORPORATED CITY
 OF MCKINNEY ETJ"
 CURRENT USE: VACANT

BOUNDARY CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	107.05'	66.24'	092°35'34"	95.77'	N44°20'46"W
C2	74.63'	914.43'	004°40'34"	74.61'	N02°22'13"E
C3	94.99'	1914.06'	002°50'37"	94.98'	S02°27'34"W

BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	166.00'	S86°33'53"E
L2	125.84'	S89°48'24"E
L3	113.22'	S00°51'34"E
L4	20.67'	S88°49'54"W
L5	109.20'	N74°24'05"W
L6	190.47'	N89°59'48"W
L7	197.90'	N00°14'50"W
L8	82.68'	N26°33'42"W
L9	62.64'	N49°31'14"W
L10	20.62'	N01°09'34"E
L11	48.36'	S89°19'43"E

OWNER
 D.R. HORTON - TEXAS LTD
 4306 MILLER ROAD
 ROWLETT, TX. 75088
 EMAIL: DBOOTH@DRHORTON.COM
 214-607-4244



NO.	DATE	DESCRIPTION	BY
1	04-26-22	1 ST ZONING SUBMITTAL.	EB
2	08-11-21	2 ND ZONING SUBMITTAL.	EB
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ZONING EXHIBIT
 SWC INDEPENDENCE PKWY & VIRGINIA PKWY
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS 75072
 ABS A0840 HENRY SLACK SURVEY, TRACT 2, 2.6005 ACRES

TRIANGLE ENGINEERING LLC
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
 W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	08-11-22	SCALE BAR	048-22	1

TX. P.E. FIRM #11525