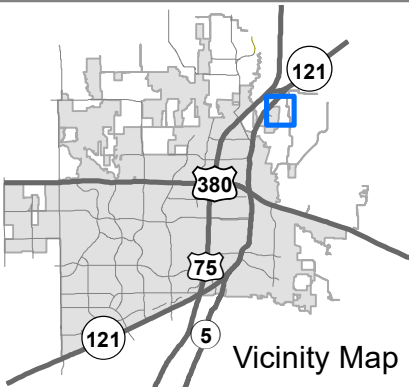
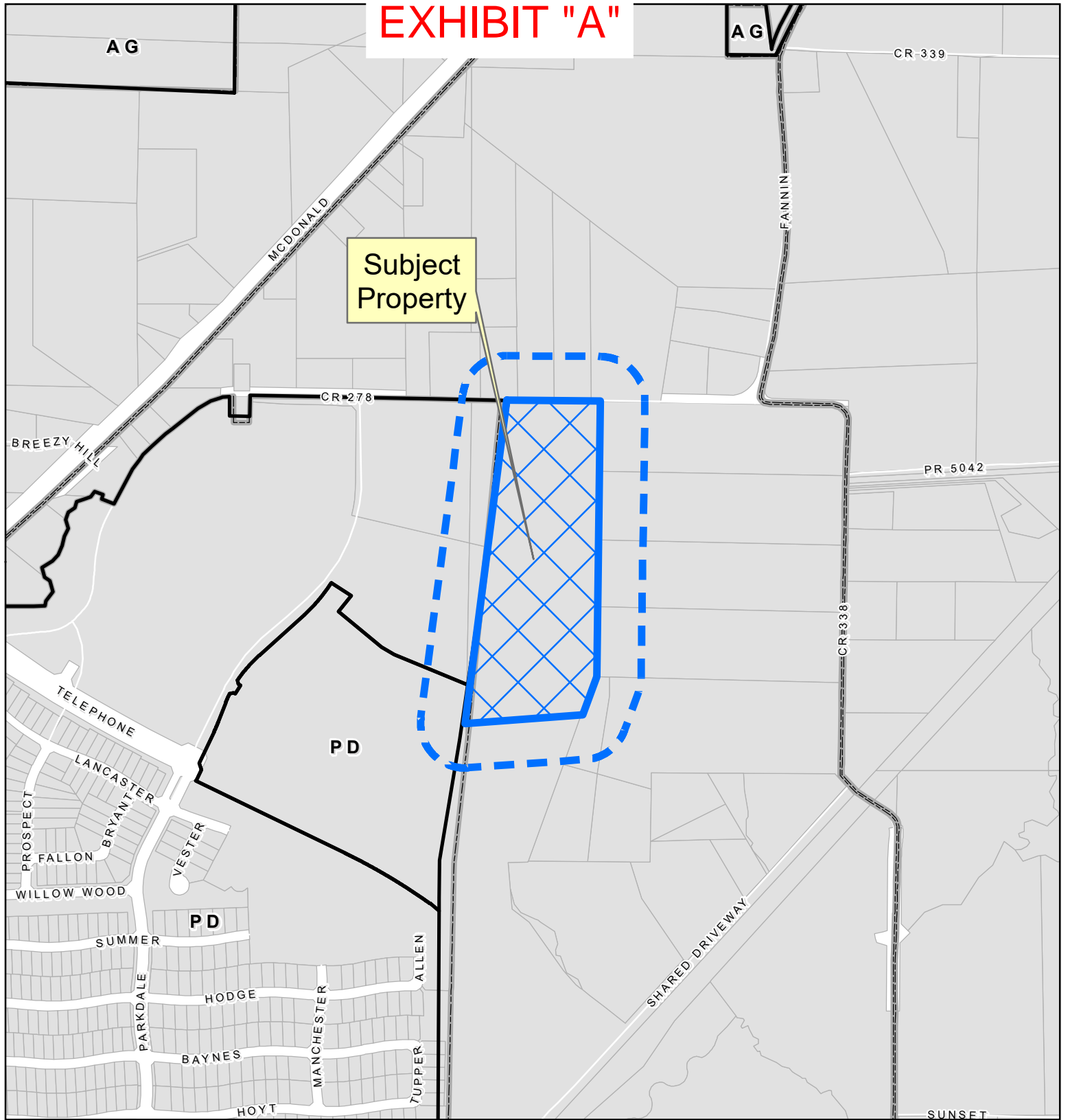
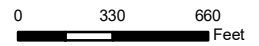


EXHIBIT "A"



Property Owner Notification Map

ZONE2021-0021



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 WILLOW WOOD PHASE 8

ALL of that tract of land situated in the POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048, in the Collin County, Texas, being the 20.24 acre tract described in a deed Special Warranty Deed to REA CAPITAL, LP, a Texas limited partnership, as filed for record in Clerk's File Number 20141119001261410 of the Land Records of Collin County, Texas, and as affected in the Correction Instrument to said REA CAPITAL, LP, as filed for record in Clerk's File Number 20150330000345130 of the Land Records of Collin County, Texas, being the EXHIBIT H - TATE 20 ACRES tract therein, and being more particularly described as follows:

BEGIN at a PK Nail in Disc (PETSCHKE) found for corner at the northwest corner of said EXHIBIT H -TATE 20 ACRES tract, also being the northeast corner of the land described in Donation Deed to MELISSA INDEPENDENT SCHOOL DISTRICT, as filed for record in Clerk's File Number 20181206001489700 of the Land Records of Collin County, Texas, same being in the center of County Road 278;

THENCE S 89°39'36" E, along the north line of said EXHIBIT H - TATE 20 ACRES tract and the centerline of said County Road 278, a distance of 474.37 feet (called 474.14 feet) to a PK Nail in Disc (PETSCHKE) set for corner at the northeast corner of said EXHIBIT H - TATE 20 ACRES tract, also being the northwest corner of the land described in a Warranty Deed to BILLY A. DANIEL and PATRICIA R. DANIEL, as Trustees of the DANIEL FAMILY TRUST, as filed for record in Clerk's File Number 20091218001516270 of the Land Records of Collin County, Texas, from which a 1/2" capped iron rod #5992 found for witness corner bears S 0°47'29" W, a distance of 30.00 feet;

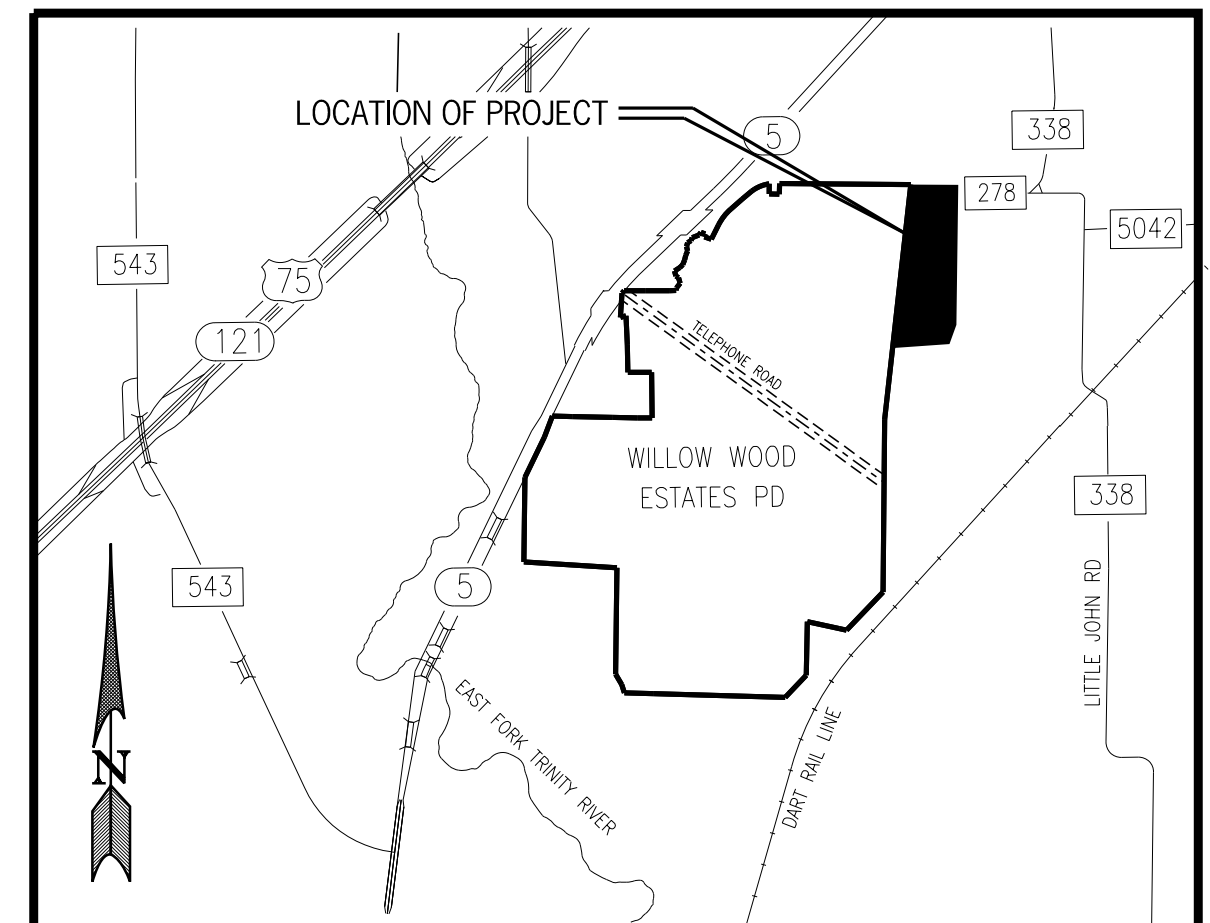
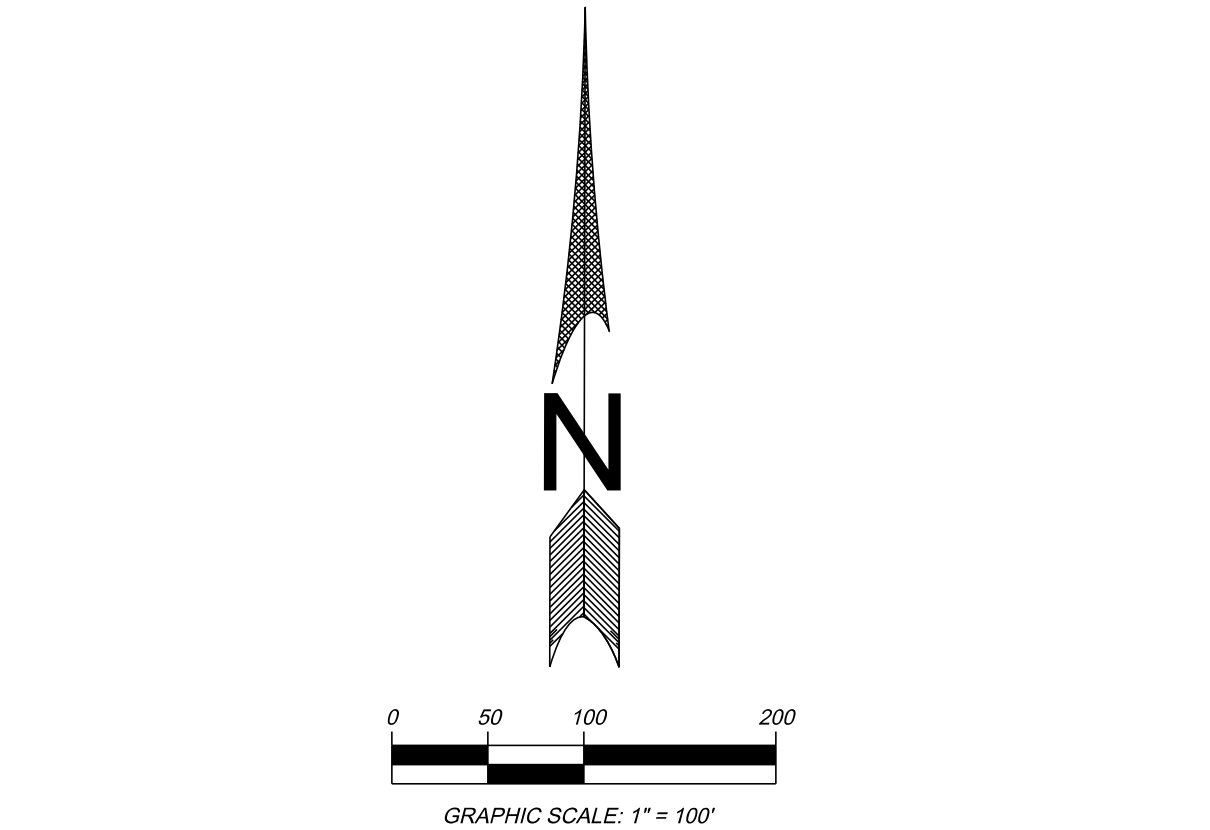
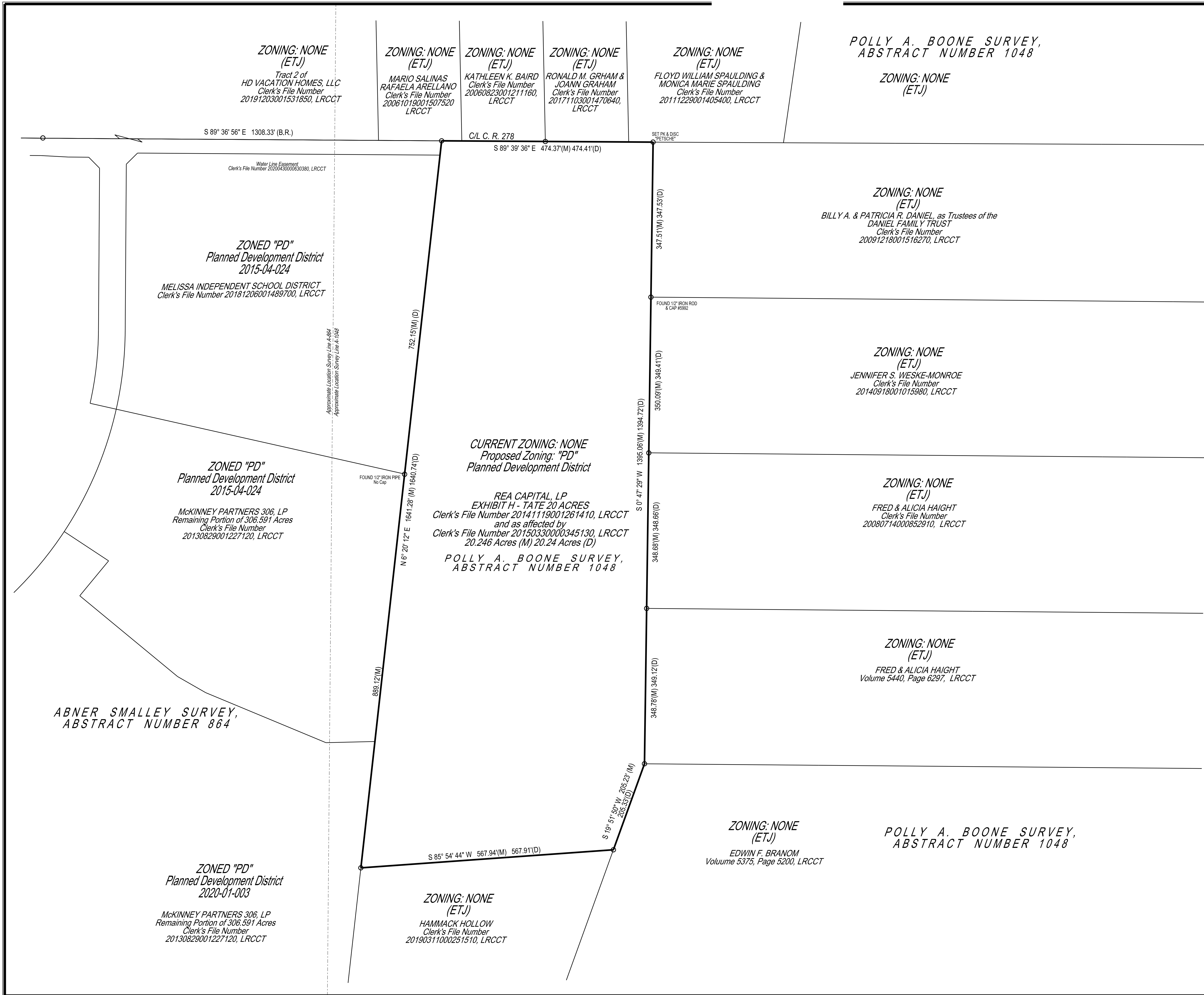
THENCE S 0°47'29" W, along the east line of said EXHIBIT H - TATE 20 ACRES tract and the west line of said DANIEL tract, at 30.00 feet pass said 1/2" capped iron rod #5992 found for witness corner, at 347.51 feet (called 347.53 feet) pass a 1/2" capped iron rod #5992 found for corner at the southwest corner of said DANIEL tract also being the northwest corner of the land described in the Warranty Deed to JENNIFER S. WESKE-MONROE, as filed for record in Clerk's File Number 20140918001015980 of the Land Records of Collin County, Texas, at 697.60 feet (called 696.94 feet) pass a 1/2" capped iron rod #5992 found for corner at the southwest corner of said WESKE-MONROE tract also being the northwest corner of the land described in General Warranty Deed to FRED HAIGHT and ALICIA HAIGHT, as filed for record in Clerk's File Number 20080714000852910 of the Land Records of Collin County, Texas, at 1046.28 feet (called 1046.35 feet) pass a 1/2" capped iron rod #5992 found for corner at the southwest corner of said HAIGHT tract, also being the northwest corner of the land described in General Warranty Deed to FRED and ALICIA HAIGHT, as filed for record in Volume 5440, Page 6297 of the Land Records of Collin County, continuing in all a distance of 1395.06 feet (called 1394.72 feet) to a PK Nail found for corner in fence post at an angle point in the east boundary of said EXHIBIT H - TATE 20 ACRES tract, also being the southwest corner of said HAIGHT tract, also being the northwest corner of the land described in General Warranty Deed to EDWIN F. BRANOM, as filed for record in Volume 5375, Page 5200 of the Land Records of Collin County, Texas;

THENCE S 19°51'50" W, continuing along the east line of said EXHIBIT H - TATE 20 ACRES tract and the west line of said BRANOM tract, a distance of 205.23 feet (called 205.33 feet) to a 1/2" capped iron rod #5992 found for corner at the southeast corner of said EXHIBIT H - TATE 20 ACRES tract, said corner also being the norther they most northeast corner of the land described in the Warranty Deed With Vendor's Lien to HAMMACK HOLLOW, as filed for record in Clerk's File Number 20190311000251510 of the Land Records of Collin County, Texas;

EXHIBIT "B"

THENCE S 85°54'44" W, along the south line of EXHIBIT H - TATE 20 ACRES tract and the north line of said HAMMACK HOLLOW tract, a distance of 597.94 feet (called 597.91 feet) to a 1/2" capped iron rod (Illegible) found for corner at the southwest corner of said EXHIBIT H - TATE 20 ACRES tract being the northwest corner of said HAMMACK HOLLOW tract, said corner being on an east boundary of the remaining portion of the land described in Special Warranty Deed with Vendor's Lien to MCKINNEY PARTNERS 306, LP, as file for record in Clerk's File Number 20130829001227120 of the Land Records of Collin County, Texas;

THENCE N 6°20'12" E, along the west line of said EXHIBIT H - TATE 20 ACRES tract, also being an east line of said MCKINNEY PARTNERS tract, at 889.12 feet pass a 1/2" iron pipe at the southeast corner of the aforesaid MELLISA INDEPENDENT SCHOOL DISTRICT tract, at 1611.11 feet pass a 1/2" iron pipe found for witness corner, and continuing in all a distance of 1641.28 feet (called 1640.74 feet) back to the POINT OF BEGINNING and containing 20.246 Acres (called 20.24 Acres) (881,916 Square Feet) of land, MORE OR LESS.



VICINITY MAP
(NOT TO SCALE)

ZONING EXHIBIT

BEING 20.246 ACRES SITUATED IN THE
POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



PETSCHÉ & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
Texas Registered Engineering Firm - F-3223
Texas Registered Surveying License Number - 10091600
2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 552-9606

Drawn by: JDR	Date: MARCH 2021	SCALE: 1" = 100'	JOB NUMBER: 06-224-23	SHEET 1	OF 1
Prepared by: JDR	Checked by: JDR				

EXHIBIT "D"

DEVELOPMENT STANDARDS

The subject property shall develop in accordance with Section 146-106 ("SF5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below:

- a. Minimum Lot Area: 5500 Square Feet
- b. Front Yard Setback: 20' Minimum
- c. Side Yard Setback:
 - a. Interior Lots: 5'
 - b. Corner Lots: 20'; may be reduced to 15' if no other lots on the associated block face front.
- d. Maximum Density (dwelling units per gross acre): 4.4
- e. Minimum Mean Lot Size: 7000 SF
- f. Minimum Median Lot Size: 6200 SF
- g. Minimum Lot Width: 50' (determined at Building Setback Line)