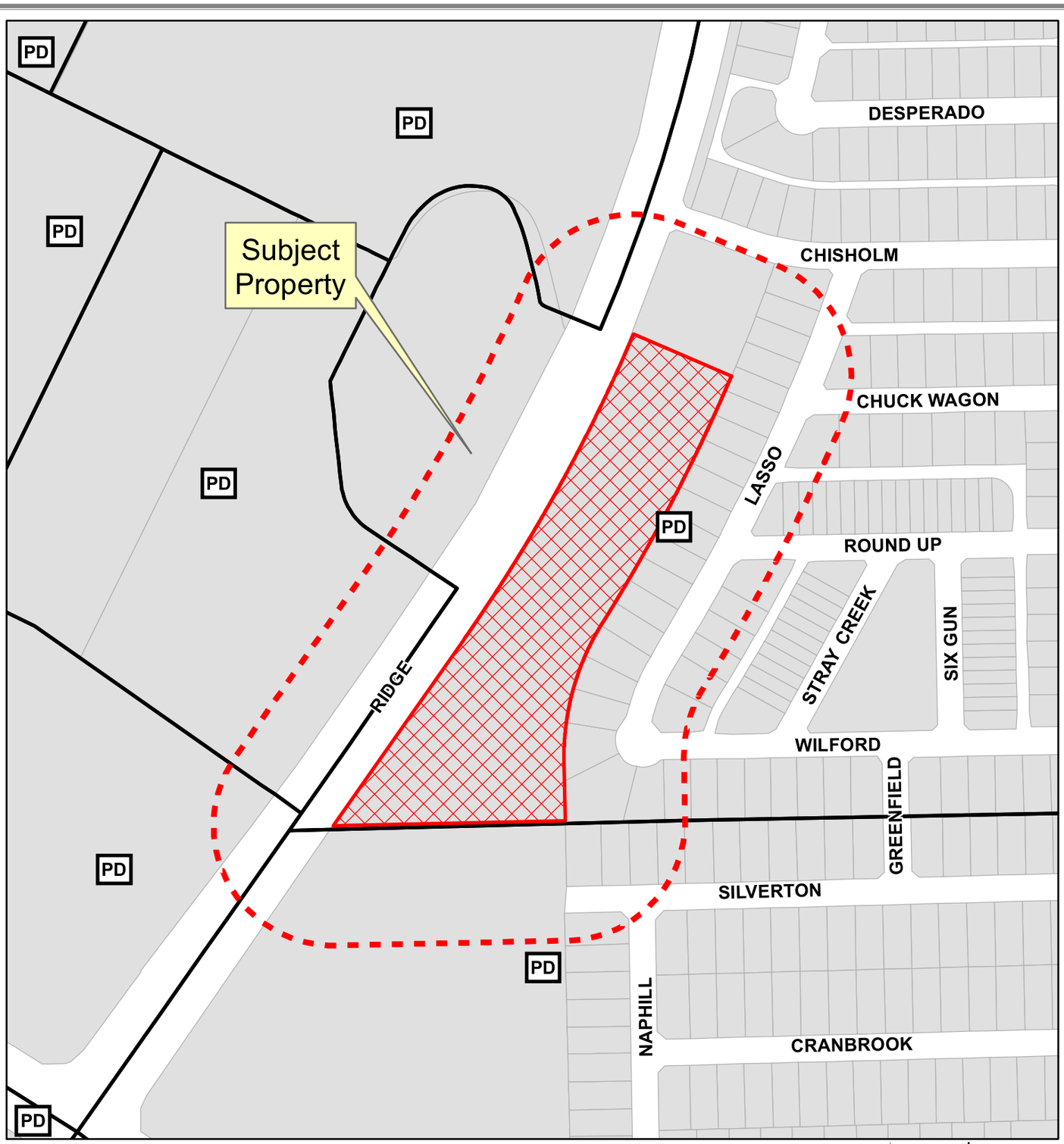
EXHIBIT A

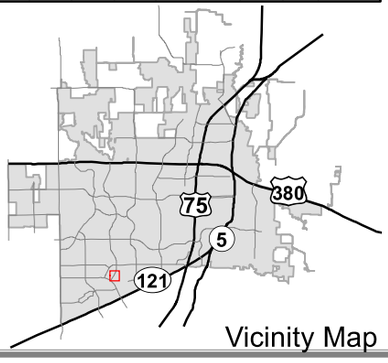


0 150 300 Feet

Notification Map

Case: 17-275Z

200' Buffer



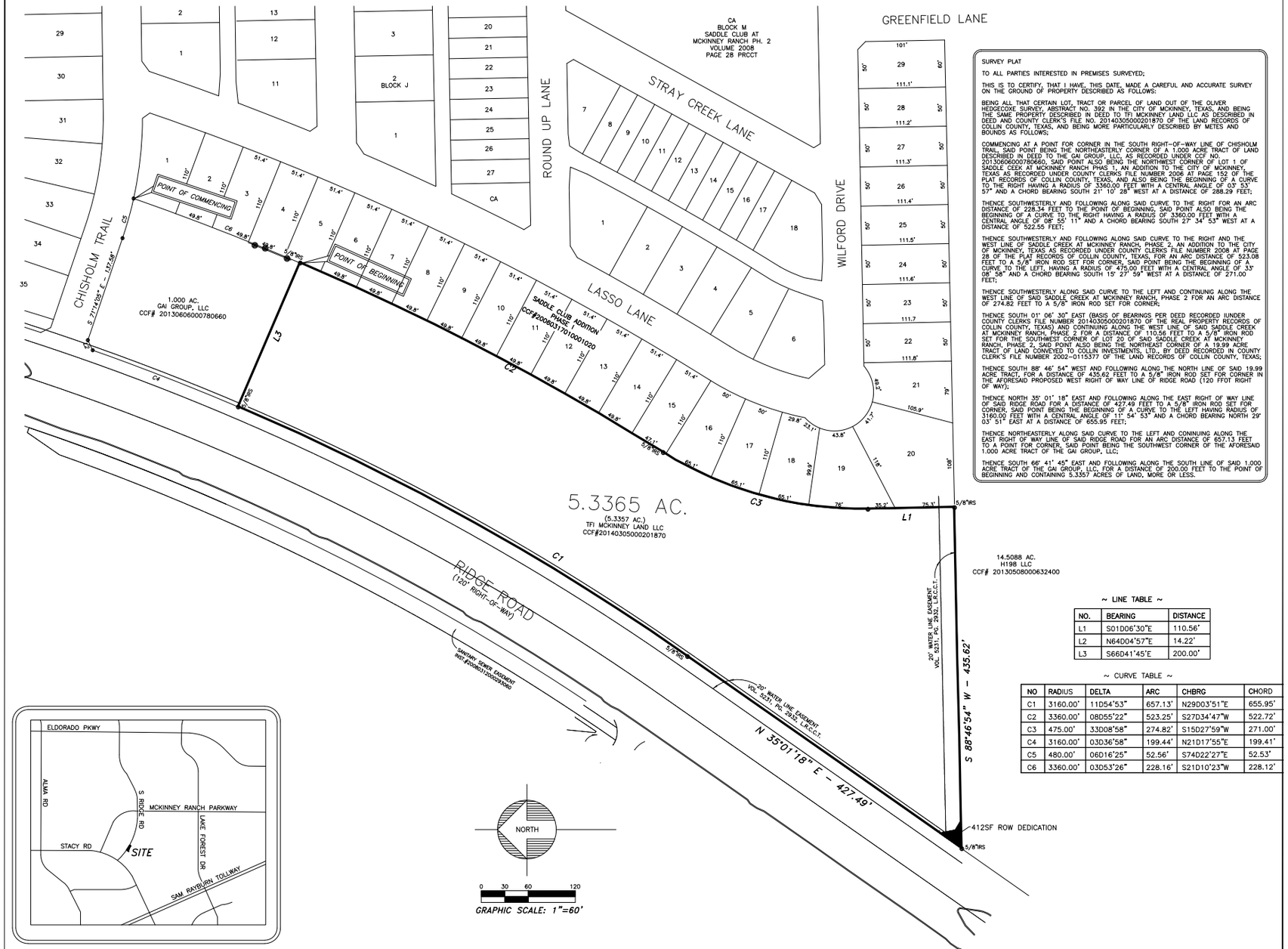
Vicinity Map

McKINNEY TEXAS
Unique by nature.℠

Path: X:\Development Services\Planning\2017LocationMaps\17-275Z.mxd

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



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED;

THIS IS TO CERTIFY, THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY DESCRIBED AS FOLLOWS:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF THE OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 322 IN THE CITY OF MCKINNEY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO TFI MCKINNEY LAND LLC AS DESCRIBED IN DEED AND COUNTY CLERK'S FILE NO. 20140305000201870 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF CHISHOLM TRAIL, SAID POINT BEING THE NORTHEASTERLY CORNER OF A 1.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE GAI GROUP, LLC, AS RECORDED UNDER CCF NO. 20130606000780660, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF SADDLE CEEK AT MCKINNEY RANCH PHAS 1, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS AS RECORDED UNDER COUNTY CLERKS FILE NUMBER 2006 AT PAGE 152 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3360.00 FEET WITH A CENTRAL ANGLE OF 03° 53' 57" AND A CHORD BEARING SOUTH 21° 10' 28" WEST AT A DISTANCE OF 288.29 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 228.34 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3360.00 FEET WITH A CENTRAL ANGLE OF 08° 55' 11" AND A CHORD BEARING SOUTH 27° 34' 53" WEST AT A DISTANCE OF 522.55 FEET;

THENCE SOUTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE WEST LINE OF SADDLE CREEK AT MCKINNEY RANCH, PHASE 2, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS AS RECORDED UNDER COUNTY CLERKS FILE NUMBER 2008 AT PAGE 28 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, FOR AN ARC DISTANCE OF 523.08 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT; HAVING A RADIUS OF 475.00 FEET WITH A CENTRAL ANGLE OF 33° 08' 58" AND A CHORD BEARING SOUTH 15° 27' 59" WEST AT A DISTANCE OF 271.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUNIG ALONG THE WEST LINE OF SAID SADDLE CREEK AT MCKINNEY RANCH, PHASE 2 FOR AN ARC DISTANCE OF 274.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01° 06' 30" EAST (BASIS OF BEARINGS PER DEED RECORDED IUNDER COUNTY CLERKS FILE NUMBER 20140305000201870 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS) AND CONTINUING ALONG THE WEST LINE OF SAID SADDLE CREEK AT MCKINNEY RANCH, PHASE 2 FOR A DISTANCE OF 110.56 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF LOT 20 OF SAID SADDLE CREEK AT MCKINNEY RANCH, PHASE 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A 19.99 ACRE TRACT OF LAND CONVEYED TO COLLIN INVESTMENTS, LTD., BY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER 2002-0115377 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 88° 46' 54" WEST AND FOLLOWING ALONG THE NORTH LINE OF SAID 19.99 ACRE TRACT, FOR A DISTANCE OF 435.62 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE AFORESAID PROPOSED WEST RIGHT OF WAY LINE OF RIDGE ROAD (120 FFOT RIGHT OF WAY);

THENCE NORTH 35° 01' 18" EAST AND FOLLOWING ALONG THE EAST RIGHT OF WAY LINE OF SAID RIDGE ROAD FOR A DISTANCE OF 427.49 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING RADIUS OF 3160.00 FEET WITH A CENTRAL ANGLE OF 11° 54' 53" AND A CHORD BEARING NORTH 29° 03' 51" EAST AT A DISTANCE OF 655.95 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AND CONINUING ALONG THE EAST RIGHT OF WAY LINE OF SAID RIDGE ROAD FOR AN ARC DISTANCE OF 657.13 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF THE AFORESAD 1.000 ACRE TRACT OF THE GAI GROUP, LLC;

THENCE SOUTH 66° 41' 45" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 1.000 ACRE TRACT OF THE GAI GROUP, LLC, FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.3357 ACRES OF LAND, MORE OR LESS.

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S01D06'30"E	110.56'
L2	N64D04'57"E	14.22'
L3	S66D41'45"E	200.00'

~ CURVE TABLE ~

NO	RADIUS	DELTA	ARC	CHBRG	CHORD
C1	3160.00'	11D54'53"	657.13'	N29D03'51"E	655.95'
C2	3360.00'	08D55'22"	523.25'	S27D34'47"W	522.72'
C3	475.00'	33D08'58"	274.82'	S15D27'59"W	271.00'
C4	3160.00'	03D36'58"	199.44'	N21D17'55"E	199.41'
C5	480.00'	06D16'25"	52.56'	S74D22'27"E	52.53'
C6	3360.00'	03D53'26"	228.16'	S21D10'23"W	228.12'

Z-1

PRELIMINARY PLANS
THIS DOCUMENTS IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

DESIGNED BY-ACHALA KAMDAR	REVISIONS
DATE - OCTOBER 9, 2017	DATE - OCTOBER 19, 2017
	DATE - NOVEMBER 07, 2017

ZONING EXHIBIT

SITE ADDRESS:
5.33 ACRE PARCEL
SOUTH RIDGE ROAD - McKINNEY TX

KISTENMACHER ENGINEERING COMPANY
CONSULTING ENGINEERING · LAND PLANNING · SURVEYING
8144 GATEWAY EAST BLVD., SUITE 01 · EL PASO, TEXAS 79925 · 915-778-4478
4330 GREENVILLE AVE, SUITE C · DALLAS, TEXAS 75206 · 214-324-001

FIRM # F-2979
ISSUED BYGLEN KISTENMACHER,P.E.
REGISTERED # 65021

EDW ARCHITECTONICS
DEVELOPER
2770, MAIN STREET, FRISCO TX -75033
CONTACT -Mr. BHUJANG KARAKAVALASA
206-504-8739

EXHIBIT C

General Planned Development Standards

for Approximately 5.333 Acres

I. Purpose and Intent:

The purpose of this planned development is to provide a framework for high quality, mixed-use development, providing for a mix of retail, office, restaurant, and residential uses. These standards are intended to govern proper mixed-use design.

II. Development Standards

The subject property shall develop in accordance with the Zoning Ordinance, and as amended, except as follows:

A. The subject property shall be developed according to the "C1"- Neighborhood Commercial District of the City of McKinney Zoning Ordinance, and as amended, except as follows:

1. Multi-family residential uses shall be permitted in the "C1"- Neighborhood Commercial District, so long as:

    a. Multi-family residential uses shall not be permitted on the first floor, with the exception of a leasing office and / or amenities for the multi-family residential uses.

    b. Maximum residential density shall be fifteen (15) dwelling units per acre.

2. All development shall have a maximum height of three (3) stories, not to exceed 35 feet.

3. Individual, non-residential uses shall be no greater than 5,000 square feet in floor area.

4. Minimum rear setback for mixed-use buildings shall be 80'. Minimum rear setback for C1 uses, other than mixed-use, shall be 65'.

IV. Site/Building Design:

A. A minimum of 50% of the first floor facade area of all buildings shall be dedicated to windows and doors; blank facades shall not exceed 25 feet in length.

B. Buildings shall be designed to have a prominent entryway, defined by building articulation and / or canopies, that front onto right-of-way or public streets.

1. Additional requirements:

    a. All buildings shall be designed with a strong base, distinctive middle and well-defined cornice treatment (tripartite design).

    b. Loading shall not be located in front of any building and shall be enclosed

within the building. Loading / unloading areas shall be enclosed by overhead doors which, when closed, will completely enclose the loading area.

C. Multi-family residential structures located within 100 feet of any adjacent single family residential use or zone shall be designed and constructed so that no exterior facing window, oriented toward said adjacent single family residential use or zone, is located within 100' of said residential use or zone.

V. Open Space

A. Common, useable open space shall be associated with every building so that:

1. For 0-20,000 square feet of floor area, at least 1 square foot of open space is required for each 100 square feet of floor area;

2. For 20,001-40,000 square feet of floor area, at least one square foot of open space is required for each 75 square feet of floor area; and

3. For above 40,000 square feet of floor area, 1 square foot of open space is required for each 50 square feet of floor area:

B. All outdoor public spaces described above shall provide:

1. At least 1 tree or planter for each 75 square feet of open space; and

2. At least 1 linear foot of seating for each 75 square feet of open space.

C. An open space exhibit plan, detailing the above, shall be submitted along with the required site plan.

VI. **Exceptional Quality**

A. The exterior of all elevations on each building shall feature a minimum of 85% brick, stone, synthetic stone, or any combination thereof. The balance of the exterior finishing materials may include EIFS, architectural concrete masonry units (CMU), metal, treated wood and/or glass curtain wall systems. The wood component shall not exceed 10% of the façade elevation.

B. Any development containing multi-family residential uses shall include a minimum of two (2) major architectural / site enhancements, a minimum of six (6) minor architectural / site enhancements, and minimum of four (4) amenities, as described in Section 146-139 of the Zoning Ordinance.

C. All required trees shall be spaced at 20' on centers within the landscape buffer surrounding the site. Trees along the street frontage may be grouped or clustered to facilitate site design.