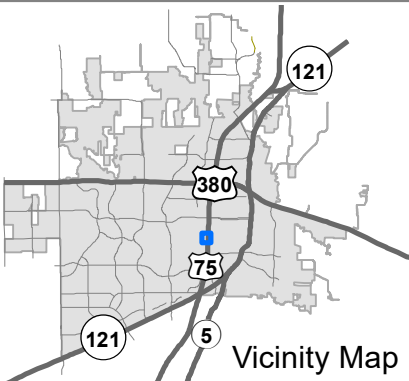
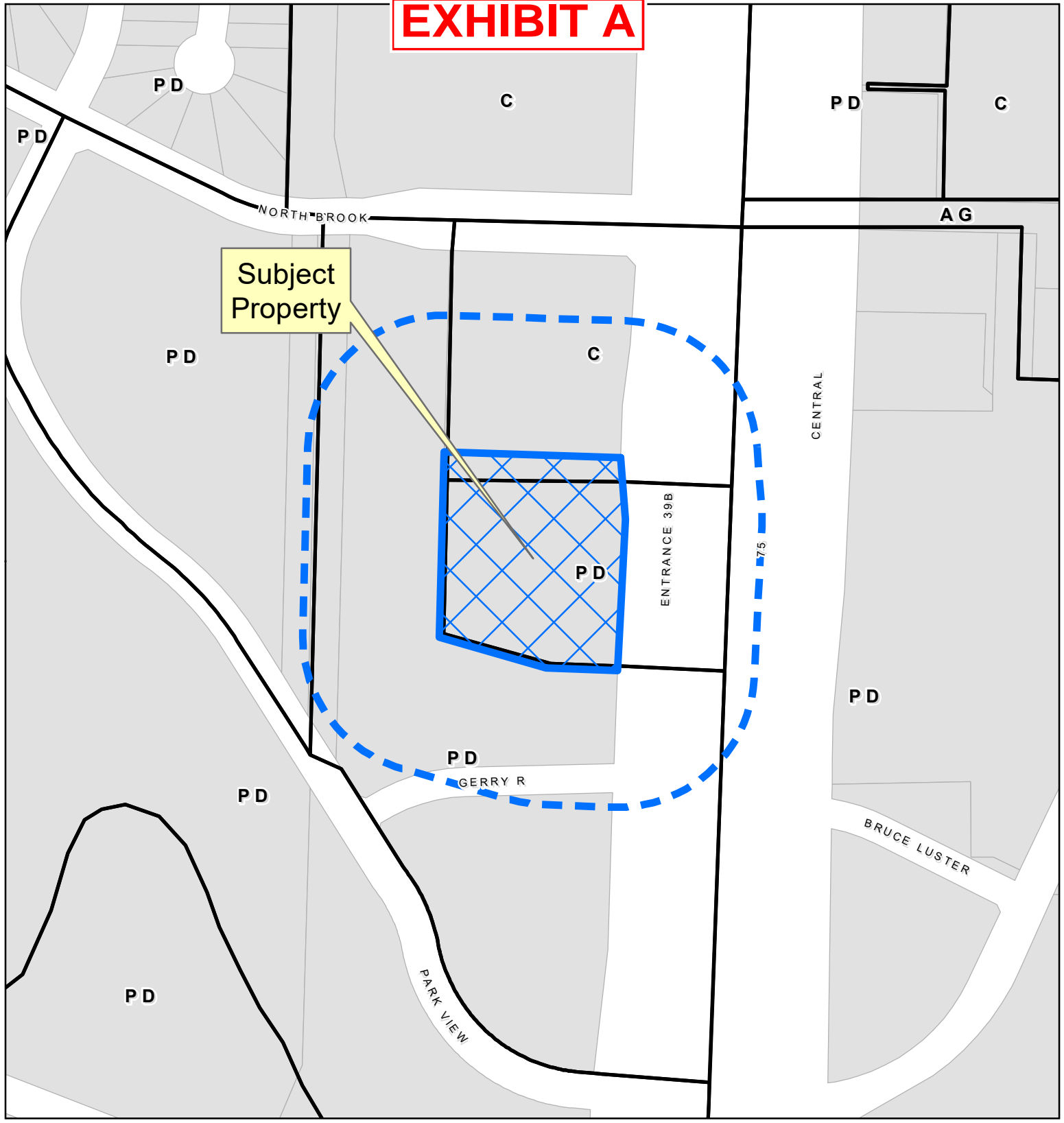
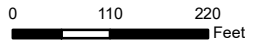


EXHIBIT A



Property Owner Notification Map

ZONE2022-0074



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

COMMENCING at a 5/8 inch iron rod set for the northeast corner of said Lot 1BR and being located at the point of Intersection of the westerly right-of-way line of U.S. Highway No. 75 (a variable width right-of-way) with the southerly right-of-way line of North Brook Drive (a 100 feet wide right-of-way at this point);

THENCE SOUTH 04°35'00" WEST a distance of 145.25 feet to a point;

THENCE SOUTH 08°23'00" WEST a distance of 100.50 feet to a point;

THENCE SOUTH 02°40'00" WEST a distance of 88.30 feet to the POINT OF BEGINNING;

THENCE continuing SOUTH 02°40'00" WEST a distance of 11.70 feet to a point;

THENCE SOUTH 03°03'00" EAST a distance of 100.50 feet to a point;

THENCE SOUTH 02°40'00" WEST a distance of 236.87 feet to a point;

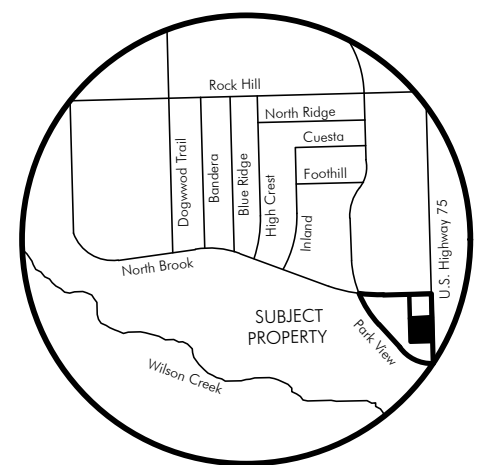
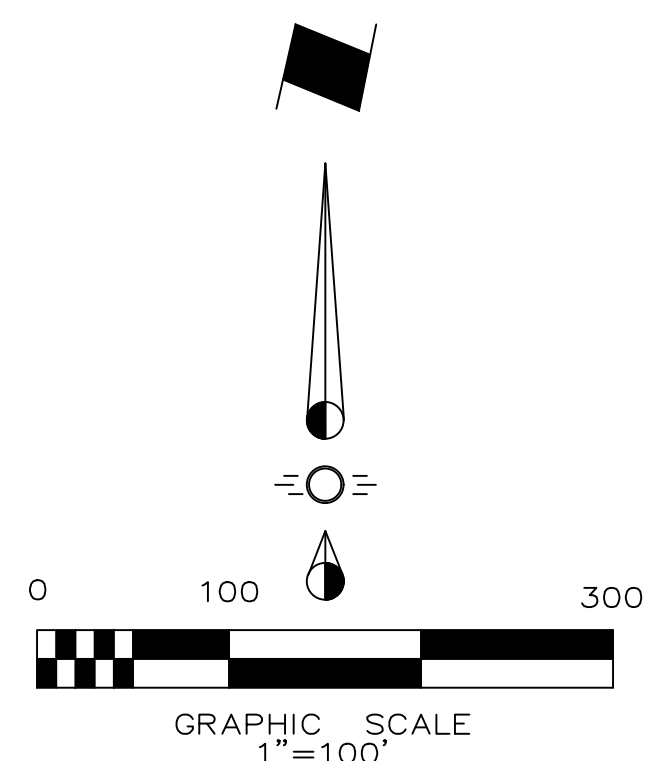
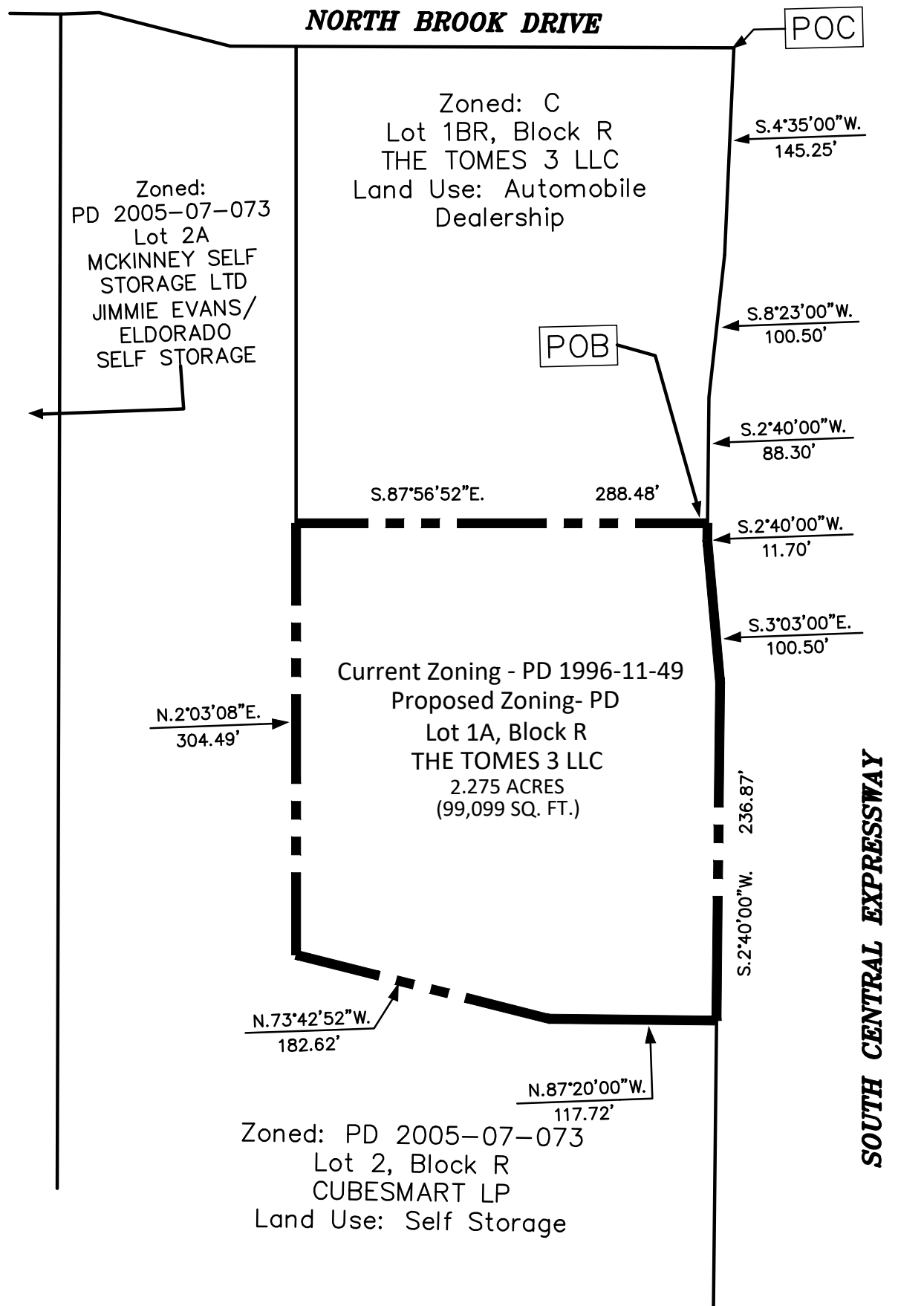
THENCE departing the westerly right-of-way line of said U.S. Highway No. 75,
NORTH 87°20'00" WEST a distance of 117.72 feet to a point;

THENCE NORTH 73°42'52" WEST a distance of 182.62 feet to a point;

THENCE NORTH 02°03'08" EAST a distance of 304.49 feet to a point;

THENCE SOUTH 87°56'52" EAST a distance of 288.48 feet to the POINT OF BEGINNING, and containing 2.275 acres or 99,099 square feet of land, more or less.

EXHIBIT C



Issue Dates:	Revision & Date:	CROSS ENGINEERING CONSULTANTS			Sheet No.
1	1	1720 W. Virginia Street McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-5935			BRANDON TOMES SUBARU REZONING EXBT THE TOMES 3 LLC CITY OF MCKINNEY, TEXAS
2	2				
3	3				
4	4				
5	5				
6	6				
		Drawn By:	Checked By:	Scale:	Project No.
				1" = 100'	22039

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.

1. Permitted Uses:

- a. Clinic
- b. College or University
- c. Daycare
- d. Museum, Library, Art Gallery (public)
- e. School, Business or Trade
- f. Accessory Building or Use
- g. Utility Business Office
- h. Amusement, Commercial (indoor)
- i. Fitness Club, Gymnasium, Exercise Area or Similar Use
- j. Auto Painting or Body Shop
- k. Auto Parts Sales (indoors)
- l. Automobile, Trailer, Light Truck, Tool Rental
- m. Car Wash
- n. Auto Repair Garage
- o. Garage or Lot, Parking (private)
- p. Garage or Lot, Parking (commercial)
- q. Heliport or Helistop
- r. Parking Incidental to Main Use
- s. Recreational Vehicle Sales
- t. Taxi or Shuttle Service
- u. Bakery or Confectionary (retail)
- v. Banks and Financial Institutions
- w. Department or Discount Store
- x. Drug Store or Pharmacy
- y. Exterminator
- z. Florist or Garden Shop
- aa. Furniture Sales
- bb. Greenhouse or Plant Nursery
- cc. Hardware Store (paint, plumbing, and related sales)
- dd. Hotel or Motel
- ee. Household Appliance Sales
- ff. Laboratories (medical, dental, science)
- gg. Mimeograph or Letter Shop
- hh. Office Building
- ii. Offices with Showrooms
- jj. Office Use
- kk. Office Supplies
- ll. Paint and Related Sales

EXHIBIT D

- mm. Personal Service
 - nn. Pet Store, Kennel, Animal Boarding (no outside runs)
 - oo. Retail Store (indoor)
 - pp. Studios, Photo, Music, Art, Health, etc
 - qq. Travel Agent
 - rr. Upholstery Shop
 - ss. Veterinarian (no outside runs)
 - tt. Wholesale Establishments
2. Uses Requiring a Specific Use Permit:
- a. Frozen Food Lockers
 - b. Funeral Home and Mortuaries
3. Space Limits:
- a. Minimum lot area: 10,000 square feet
 - b. Minimum lot width: 50 feet
 - c. Minimum lot depth: 50 feet
 - d. Minimum front yard setback: 20 feet
 - e. Minimum rear yard setback: 0 feet
 - f. Minimum side yard setback: 0 feet
 - g. Maximum height: 55 feet
 - h. Maximum lot coverage: 90%
 - i. No maximum floor area ratio