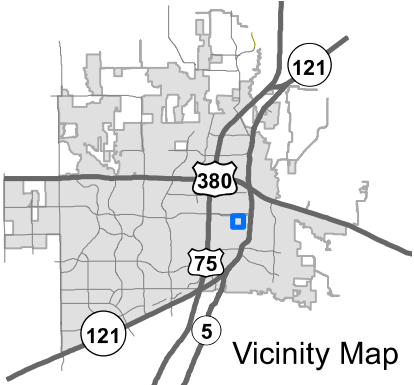
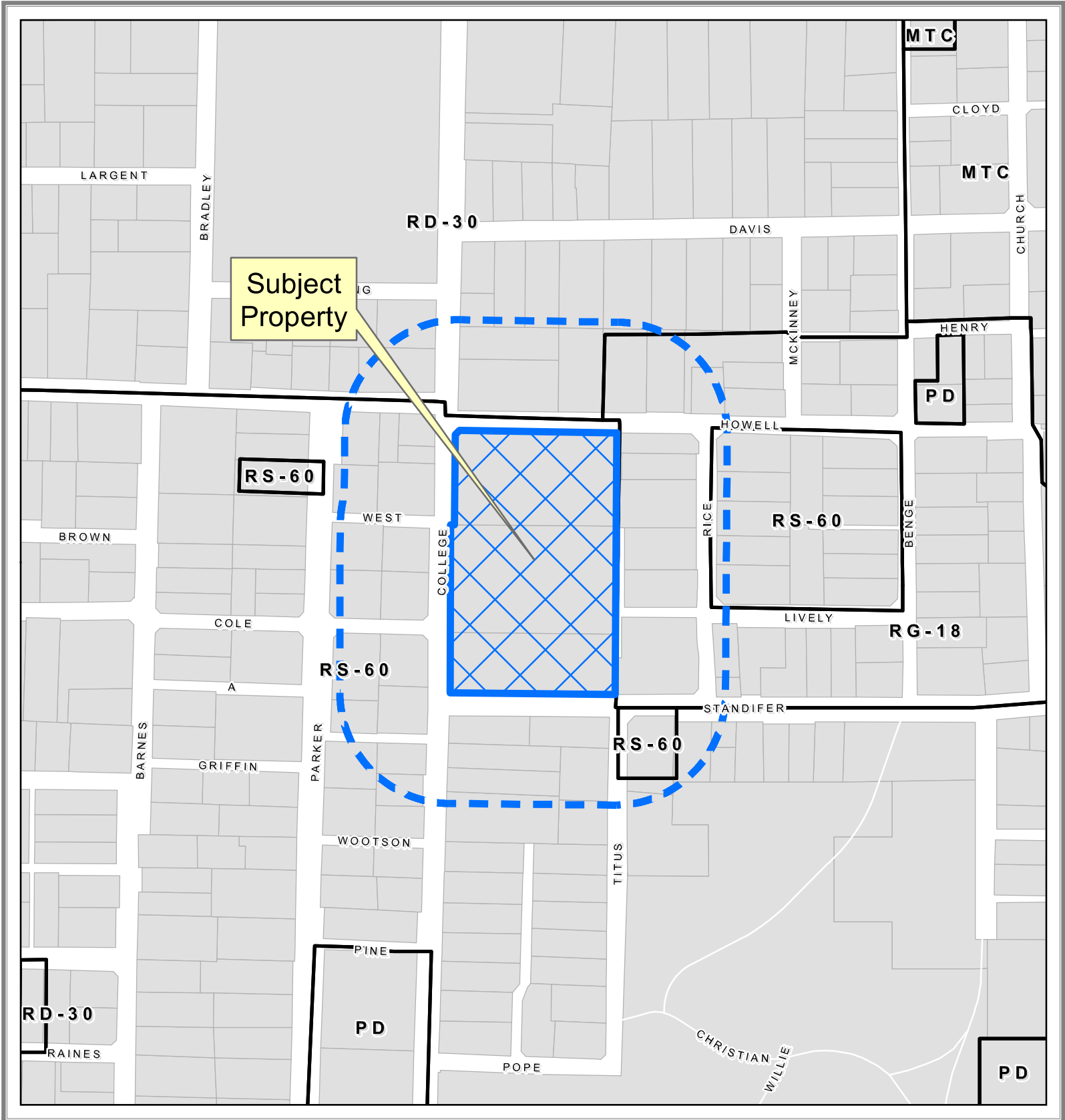
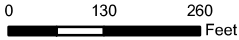


# EXHIBIT A



## Property Owner Notification Map

21-0193Z



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 a tract of land situated in the E. Bradley Survey, Abstract No. 85, City of McKinney, Collin County, Texas, being all of a tract conveyed to the Free Public School, volume by deed recorded in filed in volume 395, page 434 and volume 367, page 96, of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at an X found for corner at the southeast corner of a tract conveyed to the City of McKinney as recorded in County Clerks No. 2006101200473190, DRCCT, said X also being in the south right-of-way line of Howell Street (a 40' R.O.W.);

THENCE, S 0°25'26" W, a distance of 541.71 feet:

THENCE, S 89°58'30" W, a distance of 335.00 feet along the north right-of way line of Standifer Street (a 40' R.O.W.);

THENCE, along the east right-of-way line of College Street (40' R.O.W.), the

following: N 0°25'26" E, a distance of 346.18 feet;

N 89°58'30" E, a distance of 8.00

feet; N 0°25'26" E, a distance of

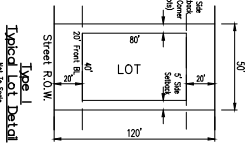
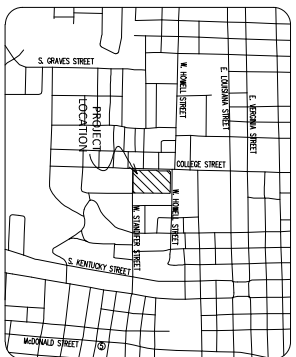
184.15 feet; N 45°30'59" E, a

distance of 21.18 feet;

THENCE, S 89°23'29" E, a distance of 311.99 feet along the south line thereof, to the PLACE OF BEGINNING of said tract containing 180,382 square feet or 4.141 acres of land.

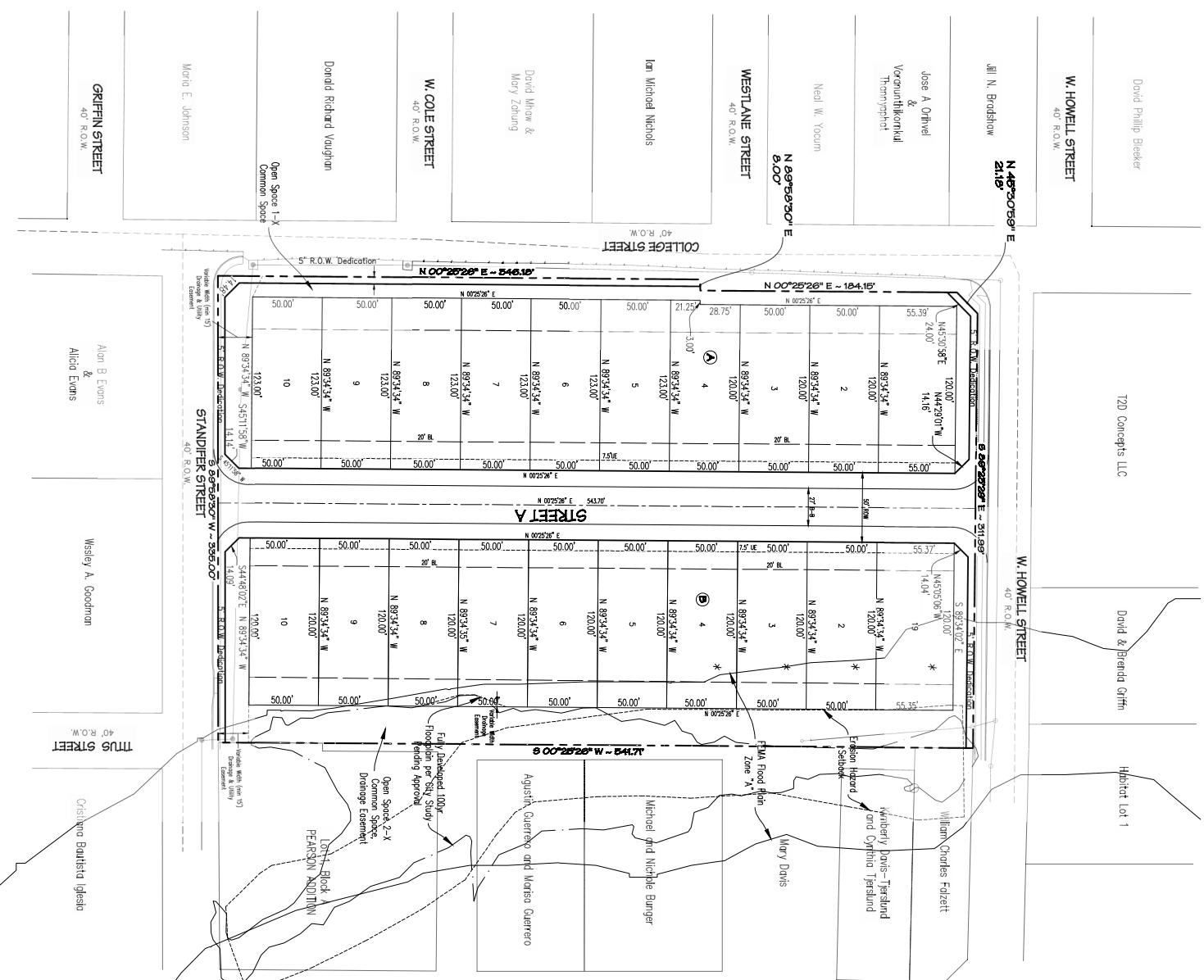
# EXHIBIT C

Drawing: 651003 J085121-071 College St Tract/CD/Preliminary/~/pre-jpl.dwg Scale: 8/ Spagne Sww Time: 10/12/2021 4:28:22 PM  
 Plotted by: spagne Plot Date: 10/12/2021 4:28:22 PM

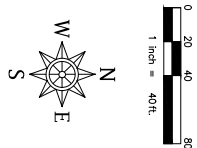


### NOTES

1. Reference are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Edition: 2011.
2. This property may be subject to charges related to impact fees and the applicant shall contact the City regarding any applicable fees due.
3. Notice - Sealing a portion of this addition by fences and berms is a violation of city permits and shall not be subject to fines and abatement of utilities and sealing permits.
4. All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPARGEN" unless otherwise noted.
5. Part of the subject tract is located in a 100-year flood plain or in an identified "hazard prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended (FEMA 4404), as amended, and the National Flood Insurance Act of 1968, as amended (FEMA 4401), as amended, dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
6. All common areas will be owned and maintained by the HOA.
7. All proposed lots situated in whole or part within City's corporate limits comply with the minimum size requirements of the governing zoning district and the subdivision ordinance.
8. \* Denotes that no building permit will be issued on Lots 1-4, Block B until the City's LDMR has been accepted by FEMA and a Report is approved by the City.



LEGEND	
	Flood Hazard
	Flood Zone 100
	Flood Zone 1
	Flood Zone 2
	Flood Zone 3
	Flood Zone 4
	Flood Zone 5
	Flood Zone 6
	Flood Zone 7
	Flood Zone 8
	Flood Zone 9
	Flood Zone 10
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	Flood Zone 97
	Flood Zone 98
	Flood Zone 99
	Flood Zone 100



**PRELIMINARY FINAL PLAT**  
**FOR REVIEW PURPOSES ONLY**  
**COLLEGE STREET MANOR**  
**20 RESIDENTIAL LOTS & 2 OPEN SPACE LOTS**  
**TOTALING 414 ACRES**  
**OUT OF THE**  
**E. BRADLEY STRIVEY - ABST. NO. 85**  
**IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**OWNER**  
 Collin County Corporation  
 Collin County Corporation  
 PO Box 3148  
 McKinney, Texas 75070  
 Telephone: 972-242-0072  
 Fax: 972-242-0070  
 adavis@collincounty.com

**DEVELOPER / APPLICANT**  
 Redhill Capital & Investments, LLC  
 5630 Fico, Texas 75033  
 Telephone: (214) 975-0808  
 Contact: Ryan W. Griffin  
 rgiffin@redhillinvestments.com

**ENGINEER / SURVEYOR**  
 Spargen Engineering, Inc.  
 705 Spring Valley Road  
 Plano, TX 75075  
 Telephone: 972-242-0077  
 Text: 972-242-0070  
 19765 E. 110th Street  
 Contact: Tim C. Spargen

# 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

- 1.1. Single family dwelling (detached)
- 1.2. Accessory building or use
- 1.3. Home occupation
- 1.4. Parking incidental to main use

### 2. TEMPORARY USES

- 2.1 Field office or real estate sales office

### 3. SPACE LIMITS

- 3.1. Minimum Lot Area: 6,000 square feet;
- 3.2. Minimum Lot Width: 50’;
- 3.3. Minimum Lot Depth: 100’;
- 3.4. Minimum Front Yard Setback: 25’;
- 3.5. Minimum Rear Yard Setback: 25’;
- 3.6. Minimum Side Yard Setback: 5’;
- 3.7. Minimum Side Yard Setback of Corner Lots: 15’;
- 3.8. Maximum Height of Structure: 35’;
- 3.9. Maximum Lot Coverage: N/A;
- 3.10. Maximum Floor Area Ratio: N/A;
- 3.11. Maximum Density (dwelling units per gross acre): 7

### 4. SPACE LIMITS FOR ACCESSORY BUILDINGS LESS THAN 500 SQUARE FEET

- 4.1. Minimum Rear Yard Setback: 5’;
- 4.2. Minimum Side Yard Setback: 5’;
- 4.3. Minimum Side Yard Setback of Corner Lots: 15’;
- 4.4. Maximum Height of Structure: 35’;

## EXHIBIT D

5. SPACE LIMITS FOR ACCESSORY BUILDINGS 500 SQUARE FEET OR GREATER
  - 5.1. Minimum Rear Yard Setback: 25’;
  - 5.2. Minimum Side Yard Setback: 5’;
  - 5.3. Minimum Side Yard Setback of Corner Lots: 15’;
  - 5.4. Maximum Height of Structure: 35’;
6. ACCESSORY BUILDING LIMITATIONS
  - 6.1. The accessory building shall be located behind the primary structure;
  - 6.2. The accessory building shall not be used for commercial purposes unless approved and permitted as home occupation;
  - 6.3. The accessory building shall not be located in any easement;
  - 6.4. The accessory building shall not be rented or leased;