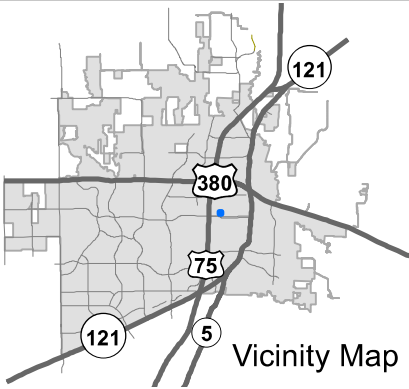
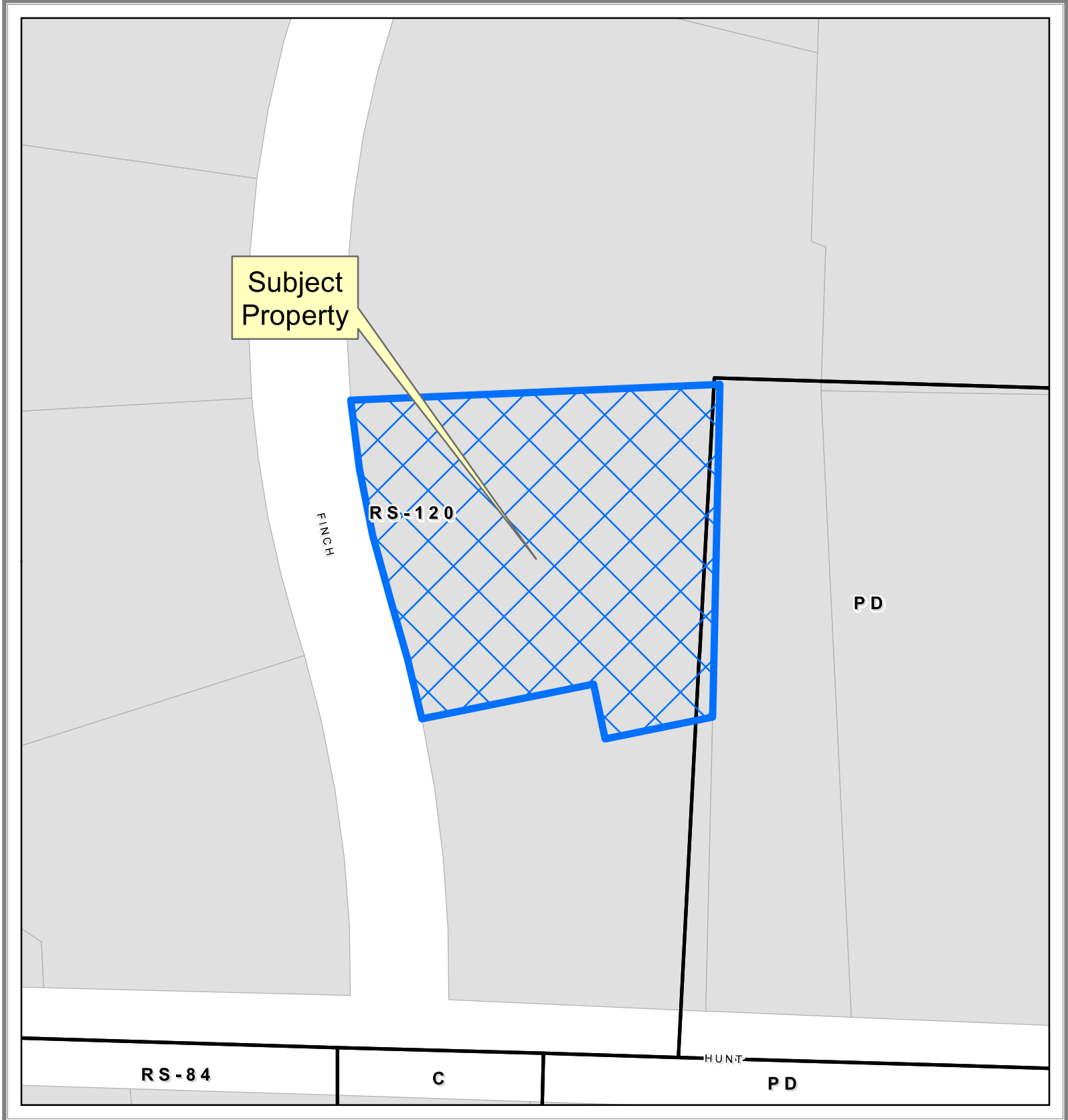
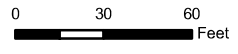


EXHIBIT A



Location Map
ZONE2021-0154



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

Being a portion of Lot 2 and 3, Block 3 of H.A. Finch Addition, an addition to the City of McKinney, Collin County, Texas, recorded in Volume 2, Page 24, Plat Records, Collin County, Texas, and being the same tract of land described in deed to John D. Camp and Deborah Camp, husband and wife, recorded under Instrument No. 20171127001565530, (D.R.C.C.T.) and being more particularly described as follows;

Beginning at a ½" iron rod found for corner in the East line of a Finch Avenue, at the Southwest corner of Lot 1R, Block a of Bush Addition, recorded in Volume 2017, Page 94, (D.R.C.C.T.);

Thence North 86 deg. 57 min. 09 sec. East, a distance of 184.13 feet to a "X" found for corner from which a 3/8" iron rod found for reference bears South 83 deg. 23 min. 49 sec. West, a distance of 9.60 feet at the inner "ell" corner of Lots 1R and 2, Block A of said Bush Addition;

Thence South 01 deg. 04 min. 35 sec. West, a distance of 169.09 feet to a ½" yellow capped iron rod set for corner in the West line of said Lot 2, Block A, at the most Easterly Northeast corner of a portion of Lot 2 described in deed to Melanie P. Stokes, recorded in Volume 5915, Page 3542, (D.R.C.C.T.);

Thence South 78 deg. 23 min. 58 sec. West, a distance of 56.30 feet to a ½" iron rod found for corner;

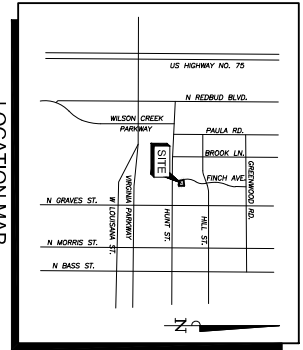
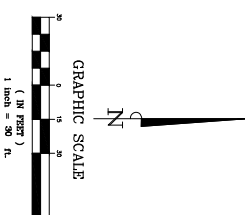
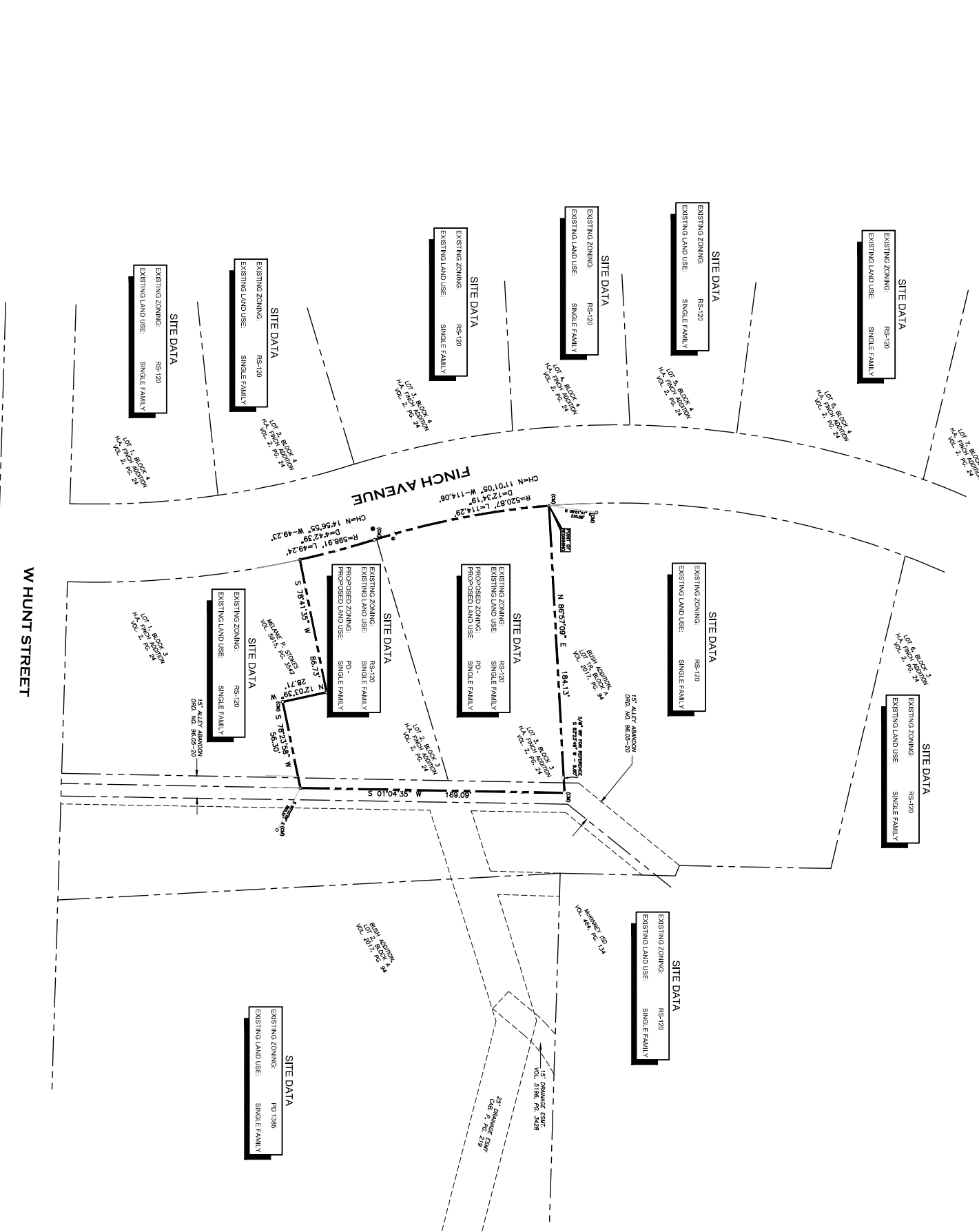
Thence North 12 deg. 03 min. 39 sec. West, a distance of 28.71 feet to a ½" iron rod found for corner at the inner "ell" corner of said Stokes tract;

Thence South 78 deg. 41 min. 35 sec. West, a distance of 86.73 feet to a ½" yellow capped iron rod set for corner in the East line of Finch Avenue, at the Northwest corner of said Stokes tract, said point being at the beginning of a curve to the right having a central angle of 04 deg. 42 min. 39 sec., a radius of 598.91 feet and a chord bearing and distance of North 14 deg. 56 min. 55 sec. West, 49.23 feet;

Thence Northerly along said curve to the right an arc distance of 49.24 feet to a ½" iron rod found for corner in said East line, at the beginning of a curve to the right having a central angle of 12 deg. 34 min 19 sec., a radius of 520.87 feet, and a chord bearing and distance of North 11 deg. 01 min. 05 sec. West, a distance of 114.06 feet;

Thence Northerly along said curve to the right a distance of 114.29 feet to the POINT OF BEGINNING and containing 27,182 square feet or 0.62 of an acre of land.

EXHIBIT C



ZONING EXHIBIT 616 FINCH AVENUE

BUSH ADDITION
LOTS 2 & 3, BLOCK 3
BEING 0.62 ACRES OUT OF
W.D. THOMPSON NO. 891
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

OWNER:
GRIFFIN STREET
MCKINNEY, TEXAS 75069
ATTN: ZANE DONKLE

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC
2000 N. McDONALD STREET, #100
MCKINNEY, TEXAS 75071
ATTN: CASEY GREGORY, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC
2000 N. McDONALD STREET, #100
MCKINNEY, TEXAS 75071
ATTN: CASEY GREGORY, PE

Scale:	SEE GRAPHIC SCALE
Designed by:	CDR
Drawn by:	CDR
Checked by:	RCB
Date:	12/16/2021
Project No.:	02187.001

ZONING EXHIBIT

616 FINCH AVENUE

DRAWINGS TO
BE
USED FOR
EXHIBIT
PURPOSES
ONLY

Master Planning
Civil Engineering
Land Development

2000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel: 469-424-5900
Fax: 214-544-3200

Certificate of Registration No. F-8663

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.

The Property shall develop in accordance with Section 146-102 ("SF12" – Single Family Residence District) and Section 146-133 (Accessory Buildings and Uses), as amended, except as follows:

- a. Accessory dwelling units shall be limited to 1,000 square feet in area.
- b. Side and rear setbacks for accessory dwellings shall be a minimum of five (5) feet from any lot line. All setbacks for primary structures shall remain the same as specified by Section 146-102 of the City of McKinney Code of Ordinances.