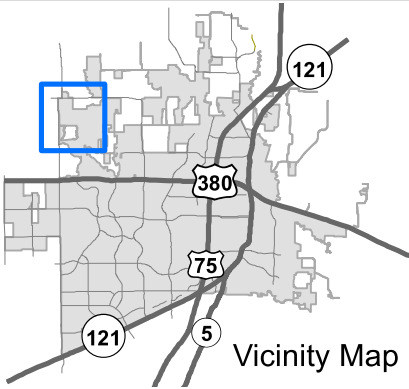
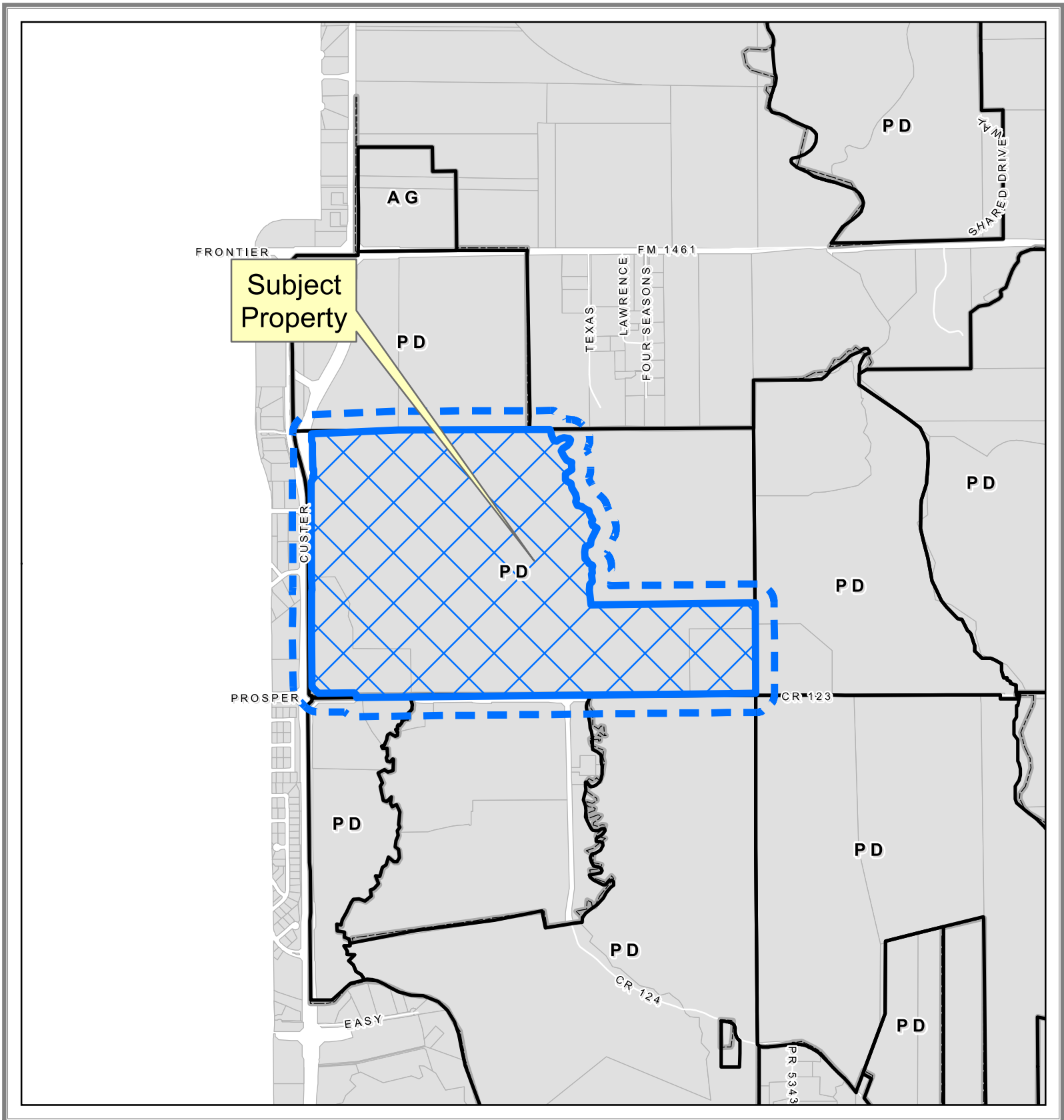
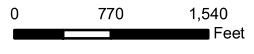


EXHIBIT A



Property Owner Notification Map

ZONE2021-0068



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

LAND DESCRIPTION 282.7 ACRES

BEING a tract of land situated in the L.C. Searcy Survey, Abstract No. 816, City of McKinney, Collin County, Texas and being the remainder of a 388 Acre tract of land described in instrument to Seeing Stars, Ltd. as recorded in Instrument No. 20070907001252680 of the Deed Records, Collin County, Texas (D.R.C.C.T.) and being all of a 14.33 Acre tract of land and a portion of a 27.75 Acre tract of land described in instrument to St. Andrews Interests, LLC as recorded in Instrument No. 20070907001252710 (D.R.C.C.T.) and being more particularly described as follows;

BEGINNING at a 1 inch iron rod found at the southeast corner of said 14.33 Acre St. Andrews Interests, LLC tract, said point being in the approximate centerline of CR 123 (Bloomdale Road);

THENCE, along the approximate centerline of said CR 123 (Bloomdale Road), South 89 degrees 49 minutes 07 seconds West, passing at a distance of 790.08 feet the southwest corner of said 14.33 Acre St. Andrews Interests, LLC tract and continuing a total distance of 4,736.19 feet to a point at the southeast corner of a tract of land described in instrument to the State of Texas as recorded in Instrument No. 20190813000978100 (D.R.C.C.T.);

THENCE, departing the approximate centerline of said CR 123 (Bloomdale Road) and along the east line of said State of Texas tract the following;

North 06 degrees 57 minutes 36 seconds West, a distance of 31.39 feet to a point for corner;

North 45 degrees 08 minutes 04 seconds West, a distance of 34.57 feet to a point for corner;

South 89 degrees 51 minutes 56 seconds West, a distance of 429.70 feet to a point for corner;

North 45 degrees 17 minutes 29 seconds West, a distance of 106.36 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT";

North 00 degrees 26 minutes 53 seconds West, a distance of 633.42 feet to the beginning of a curve to the right having a central angle of 00 degrees 54 minutes 06 seconds, a radius of 999.00 feet, subtended by a 15.72 foot chord which bears North 00 degrees 00 minutes 10 seconds East,

Aalong said curve to the right an arc distance of 15.72 feet to a point for corner;

North 00 degrees 27 minutes 13 seconds East, a distance of 237.63 feet to the

EXHIBIT B

LAND DESCRIPTION 282.7 ACRES

beginning of a curve to the left having a central angle of 00 degrees 54 minutes 06 seconds, a radius of 1101.00 feet, subtended by a 17.33 foot chord which bears North 00 degrees 00 minutes 10 seconds East,

Along said curve to the left an arc distance of 17.33 feet to a point for corner;

North 00 degrees 26 minutes 53 seconds West, a distance of 246.00 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT";

North 29 degrees 33 minutes 07 seconds East, a distance of 10.00 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT";

North 00 degrees 28 minutes 21 seconds West, a distance of 159.03 feet to a point at the northeast corner of said TXDOT tract and being the southeast corner of a tract of land described in instrument to the State of Texas as recorded in Instrument No. 20190820001009300 (D.R.C.C.T.) and from which a 5/8 inch iron rod found with plastic cap stamped "Dunaway" bears South 89 degrees 49 minutes 51 seconds West a distance of 54.62 feet;

THENCE, along the east line of said State of Texas tract the following;

North 00 degrees 26 minutes 41 seconds West, a distance of 1,132.55 feet to a point for corner;

North 29 degrees 33 minutes 19 seconds East, a distance of 40.00 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT";

North 00 degrees 26 minutes 41 seconds West, a distance of 297.68 feet to the beginning of a curve to the right having a central angle of 05 degrees 19 minutes 41 seconds, a radius of 1405.00 feet, subtended by a 130.61 foot chord which bears North 02 degrees 13 minutes 09 seconds East,

Along said curve to the right an arc distance of 130.66 feet to appoint for corner;

North 24 degrees 02 minutes 22 seconds West, a distance of 30.50 feet to a 5/8 inch iron rod found with pink plastic cap stamped "TXDOT" and being the beginning of a non-tangent curve to the right having a central angle of 03 degrees 38 minutes 25 seconds, a radius of 1420.00 feet, subtended by a 90.20 foot chord which bears North 07 degrees 46 minutes 49 seconds East,

Along said curve to the right an arc distance of 90.22 feet to a point for corner on the north line of said Seeing Stars, Ltd. tract from which a 1/2 inch iron rod found

EXHIBIT B

LAND DESCRIPTION 282.7 ACRES

with plastic cap stamped "RPLS 1674" bears South 89 degrees 31 minutes 50 seconds West a distance of 125.16 feet;

THENCE, along the north line of said Seeing Stars, Ltd. tract, North 89 degrees 31 minutes 50 seconds East, a distance of 2,801.87 feet to a point for corner in the centerline of a creek, said point being the northwest corner of a tract of land described in instrument to the Prosper Independent School District as recorded in Instrument No. 20170405000436690 (D.R.C.C.T.) and from which a 5/8 inch iron rod found with plastic cap stamped "TNP" bears North 89 degrees 26 minutes 23 seconds East a distance of 49.88 feet;

THENCE, along the west line of said Prosper Independent School District tract and the centerline of a creek the following;

South 25 degrees 59 minutes 44 seconds East, a distance of 7.87 feet to a point for corner;

South 14 degrees 49 minutes 42 seconds East, a distance of 47.98 feet to a point for corner;

South 00 degrees 12 minutes 47 seconds West, a distance of 19.14 feet to a point for corner;

South 27 degrees 31 minutes 50 seconds East, a distance of 69.78 feet to a point for corner;

South 80 degrees 34 minutes 56 seconds East, a distance of 34.65 feet to a point for corner;

North 55 degrees 25 minutes 01 seconds East, a distance of 41.53 feet to a point for corner;

North 73 degrees 09 minutes 31 seconds East, a distance of 53.03 feet to a point for corner;

South 82 degrees 34 minutes 42 seconds East, a distance of 62.14 feet to a point for corner;

South 50 degrees 59 minutes 38 seconds East, a distance of 24.00 feet to a point for corner;

South 14 degrees 55 minutes 17 seconds West, a distance of 37.00 feet to a point for corner;

EXHIBIT B

LAND DESCRIPTION 282.7 ACRES

South 39 degrees 42 minutes 42 seconds West, a distance of 50.61 feet to a point for corner;

South 61 degrees 38 minutes 13 seconds West, a distance of 58.45 feet to a point for corner;

South 31 degrees 17 minutes 47 seconds West, a distance of 39.00 feet to a point for corner;

South 26 degrees 26 minutes 39 seconds East, a distance of 64.27 feet to a point for corner;

South 35 degrees 55 minutes 25 seconds East, a distance of 63.51 feet to a point for corner;

South 68 degrees 08 minutes 27 seconds East, a distance of 67.81 feet to a point for corner;

South 22 degrees 13 minutes 29 seconds West, a distance of 20.79 feet to a point for corner;

South 04 degrees 34 minutes 08 seconds East, a distance of 69.00 feet to a point for corner;

South 57 degrees 34 minutes 50 seconds West, a distance of 88.33 feet to a point for corner;

South 02 degrees 06 minutes 11 seconds West, a distance of 71.93 feet to a point for corner;

South 48 degrees 01 minutes 42 seconds East, a distance of 34.69 feet to a point for corner;

South 65 degrees 07 minutes 04 seconds East, a distance of 44.10 feet to a point for corner;

South 10 degrees 20 minutes 05 seconds East, a distance of 57.88 feet to a point for corner;

South 33 degrees 06 minutes 45 seconds East, a distance of 91.90 feet to a point for corner;

EXHIBIT B

LAND DESCRIPTION 282.7 ACRES

South 08 degrees 29 minutes 18 seconds East, a distance of 48.24 feet to a point for corner;

South 17 degrees 11 minutes 47 seconds West, a distance of 38.10 feet to a point for corner;

South 26 degrees 17 minutes 47 seconds East, a distance of 54.42 feet to a point for corner;

South 79 degrees 02 minutes 19 seconds East, a distance of 47.69 feet to a point for corner;

South 57 degrees 59 minutes 57 seconds East, a distance of 35.42 feet to a point for corner;

South 56 degrees 14 minutes 46 seconds East, a distance of 29.08 feet to a point for corner;

South 66 degrees 57 minutes 14 seconds East, a distance of 37.97 feet to a point for corner;

South 13 degrees 29 minutes 14 seconds East, a distance of 45.67 feet to a point for corner;

South 28 degrees 12 minutes 59 seconds East, a distance of 65.56 feet to a point for corner;

South 08 degrees 29 minutes 40 seconds East, a distance of 11.01 feet to a point for corner;

South 25 degrees 50 minutes 35 seconds West, a distance of 24.69 feet to a point for corner;

South 18 degrees 49 minutes 56 seconds East, a distance of 44.43 feet to a point for corner;

South 60 degrees 18 minutes 31 seconds East, a distance of 59.19 feet to a point for corner;

South 26 degrees 32 minutes 03 seconds West, a distance of 161.49 feet to a point for corner;

South 08 degrees 00 minutes 49 seconds West, a distance of 49.75 feet to a

EXHIBIT B

LAND DESCRIPTION 282.7 ACRES

point for corner;

South 65 degrees 24 minutes 39 seconds West, a distance of 48.23 feet to a point for corner;

South 67 degrees 52 minutes 31 seconds West, a distance of 19.88 feet to a point for corner;

South 07 degrees 15 minutes 02 seconds West, a distance of 64.82 feet to a point for corner;

South 04 degrees 52 minutes 20 seconds East, a distance of 79.90 feet to a point for corner;

South 58 degrees 46 minutes 31 seconds East, a distance of 15.23 feet to a point for corner;

South 33 degrees 56 minutes 23 seconds East, a distance of 59.29 feet to a point for corner;

South 61 degrees 31 minutes 31 seconds East, a distance of 42.46 feet to a point for corner;

South 44 degrees 15 minutes 05 seconds East, a distance of 11.96 feet to a point for corner;

South 22 degrees 40 minutes 46 seconds West, a distance of 29.46 feet to a point for corner;

South 05 degrees 33 minutes 00 seconds East, a distance of 54.54 feet to a point for corner;

South 38 degrees 52 minutes 52 seconds West, a distance of 19.45 feet to a point for corner;

South 07 degrees 27 minutes 17 seconds East, a distance of 89.86 feet to a point for corner;

South 38 degrees 59 minutes 48 seconds West, a distance of 46.12 feet to a point for corner;

South 05 degrees 26 minutes 12 seconds West, a distance of 61.97 feet to a point for corner;

EXHIBIT B

LAND DESCRIPTION 282.7 ACRES

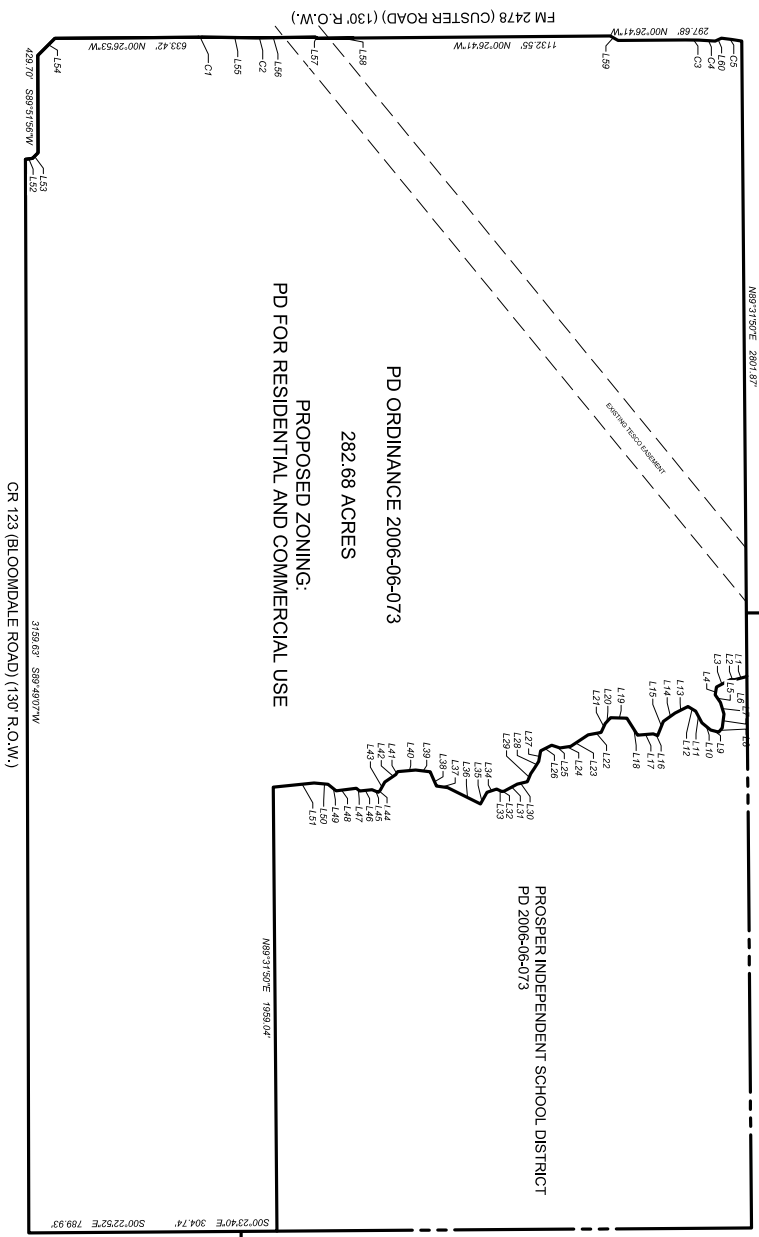
South 05 degrees 52 minutes 25 seconds East, a distance of 180.14 feet to a point at the southwest corner of said Prosper Independent School District tract;

THENCE, along the south line of said Prosper Independent School District tract, North 89 degrees 31 minutes 50 seconds East, a distance of 1,959.04 feet to a 5/8 inch iron rod found at the southeast corner of said Prosper Independent School District tract from which a 1/2 inch iron rod found at the northeast corner of said Prosper Independent School District tract bears North 00 degrees 23 minutes 53 seconds West a distance of 2,093.25;

THENCE, along the east line of said Seeing Stars, Ltd. tract, South 00 degrees 23 minutes 40 seconds East, a distance of 304.74 feet to a 5/8 inch iron rod found with plastic cap stamped "Dunaway" at the northeast corner of said 14.33 Acre St. Andrews Interests, LLC tract;

THENCE, along the east line of said 14.33 Acre St. Andrews Interests, LLC tract, South 00 degrees 22 minutes 52 seconds East, a distance of 789.93 feet to the POINT OF BEGINNING and CONTAINING 282.7 Acres or 12,313,657 Square feet of land, more or less.

EXHIBIT C

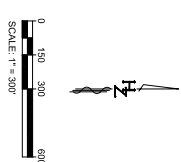
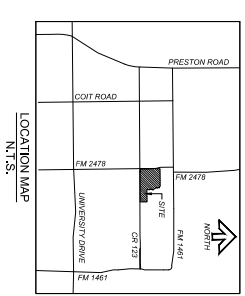


HAGGARD RHEA MILLS LLC
PD 2010-11-051

PD ORDINANCE 2006-06-073
282.68 ACRES

PROPOSED ZONING:
PD FOR RESIDENTIAL AND COMMERCIAL USE

PROSPER INDEPENDENT SCHOOL DISTRICT
PD 2006-06-073



CLF GROUP I LTD
PD 2005-10-107
2004-04-042

MCKINNEY FOUR CORNERS, LP
PD 2005-10-107
2004-04-042

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S14°48'42"E	47.98'	L11	S61°38'13"W	98.46'	L21	S10°20'04"E	44.10'	L31	S20°12'59"E	65.56'	L41	S50°46'31"E	15.23'
L2	S00°12'47"W	19.14'	L12	S17°17'47"W	39.00'	L22	S10°20'04"E	57.89'	L32	S10°20'04"E	11.01'	L42	S13°46'52"E	66.29'
L3	S37°31'50"E	69.78'	L13	S42°28'39"E	64.27'	L23	S33°08'45"E	91.90'	L33	S25°50'33"W	24.69'	L43	S07°13'31"E	42.46'
L4	S80°34'56"E	34.65'	L14	S19°52'25"E	63.51'	L24	S08°29'18"E	48.24'	L34	S18°49'56"E	44.43'	L44	S44°15'05"E	11.96'
L5	N65°28'01"E	41.53'	L15	S68°08'27"E	67.81'	L25	S17°11'47"W	38.10'	L35	S60°18'31"E	59.19'	L45	S2°24'08"W	29.46'
L6	N73°08'31"E	53.03'	L16	S22°13'29"W	20.72'	L26	S08°17'47"E	54.42'	L36	S05°33'00"E	54.54'	L46	N45°17'28"W	706.36'
L7	S02°34'42"E	62.14'	L17	S04°34'00"E	69.00'	L27	S19°02'19"E	47.68'	L37	S08°52'52"W	19.46'	L47	N69°53'17"E	10.00'
L8	S60°59'38"E	24.00'	L18	S57°34'50"W	88.33'	L28	S57°59'57"E	35.42'	L38	S65°24'39"W	48.23'	L48	S07°27'17"E	89.86'
L9	S14°56'17"W	37.00'	L19	S02°06'11"W	71.89'	L29	S66°57'14"E	37.97'	L39	S07°15'02"W	64.82'	L49	S08°59'49"W	46.12'
L10	S58°42'42"W	58.67'	L20	S48°01'42"E	34.86'	L30	S13°29'14"E	45.67'	L40	S14°42'20"E	79.80'	L50	S05°58'12"W	61.97'

CURVE	RAADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
C1	999.00'	000°54'06"	15.72'	N00°00'10"E	15.72'
C2	1701.00'	000°54'06"	17.33'	N00°00'10"E	17.33'
C3	1493.00'	002°24'58"	59.25'	N00°46'47"E	59.24'
C4	1483.00'	002°54'44"	71.41'	N03°25'38"E	71.40'
C5	1420.00'	003°39'25"	80.22'	N07°46'49"E	80.20'

EXHIBIT 2
ZONING EXHIBIT
OF
282.68 ACRES

BEING SITUATED IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY:
HUTT-ZOLLARS
177 McKinney Ave., Suite 100
Dallas, Texas 75202-2208
Phone (469) 571-0011 Fax (469) 571-0757

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 Code of Ordinances 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) **Tracts.** The Property shall be divided into six (6) tracts (collectively, the “Tracts” and each separately, a “Tract”) as shown on the Regulating Plan attached hereto as **Exhibit “1”**. The purpose of the Regulating Plan is to identify the general geographical location of permitted land uses within the Property and any specific development regulations related thereto. Each Tract shall contain the approximate number of acres shown on the Regulating Plan, but such acreage may be increased or decreased by 10% and/or due to right-of-way dedications, subject to the review and approval by the Director of Planning.
- 2) **Tract 1.**
 - a. **Permitted Land Uses.** Uses permitted in Tract 1 shall conform to the Regional Commercial District (C3), as amended from time to time, with the following modification:
 - i. Motor vehicle fuel sales with facilities to fuel not more than 24 vehicles at one time are permitted in association with a grocery or food store and shown on a single site plan. Gasoline pump islands shall not be permitted within 10 feet from public right-of-way lines, within 50 feet of residentially zoned property lines, or within 10 feet of any other property line. If a motor vehicle fuel sales facility is not in association with a grocery or food store, then a specific use permit is required.
 - ii. Car wash is a permitted use in association with a grocery or food store and shown on a single site plan. If a car wash is not in association with a grocery or food store, then a specific use permit is required.
 - b. **Space Limits.** Development shall be in accordance with Section F-1, Schedule of Space Limits for C3.
- 3) **Tract 2 and 5.**
 - a. **Permitted Land Uses.** Uses permitted Tracts 2 and 5 shall conform to the Townhome District (TH), as amended from time to time.
 - b. **Space Limits.** Development shall be in accordance with Schedule F-1, Schedule of Space Limits for TH, with the following modification:
 - i. The maximum density shall be 14 units per gross acre;
 - ii. The maximum building height shall be 3 stories not to exceed 42’;
 - iii. The minimum lot size shall be 1,920 square feet;
 - iv. The minimum lot width shall be 24’;
 - v. The minimum rear yard setback shall be 8’;
 - vi. The maximum number of units in a single building shall be 7;
 - vii. At least two (2) elements enumerated in Section 146-108(c)(1) will

EXHIBIT D

be provided (density bonus);

viii. Each lot shall have at least one canopy tree in the front yard and one ornamental tree in either the front or rear yard.

4) **Tracts 3 and 6.**

a. Permitted Land Uses. Uses permitted in Tracts 3 and 6 shall conform to the Local Commercial District (C2), as amended from time to time.

b. Space Limits. Development shall be in accordance with Section F-1, Schedule of Space Limited for C2.

5) **Tract 4.**

a. Permitted Land Uses. Uses permitted in Tract 4 shall conform to the SF5 District Regulations, as amended from time to time.

b. Space Limits. Development shall be in accordance with Section F-1, Schedule of Space Limits for SF5, with the following modifications:

- i. The maximum density shall be 5 units per gross acre;
- ii. The minimum lots size shall be 5,000 square feet;
- iii. The mean and median lot size shall be 6,500 square feet.

EXHIBIT D

