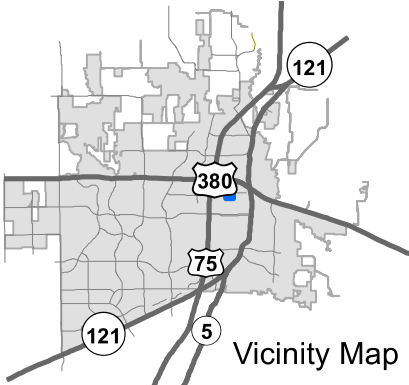
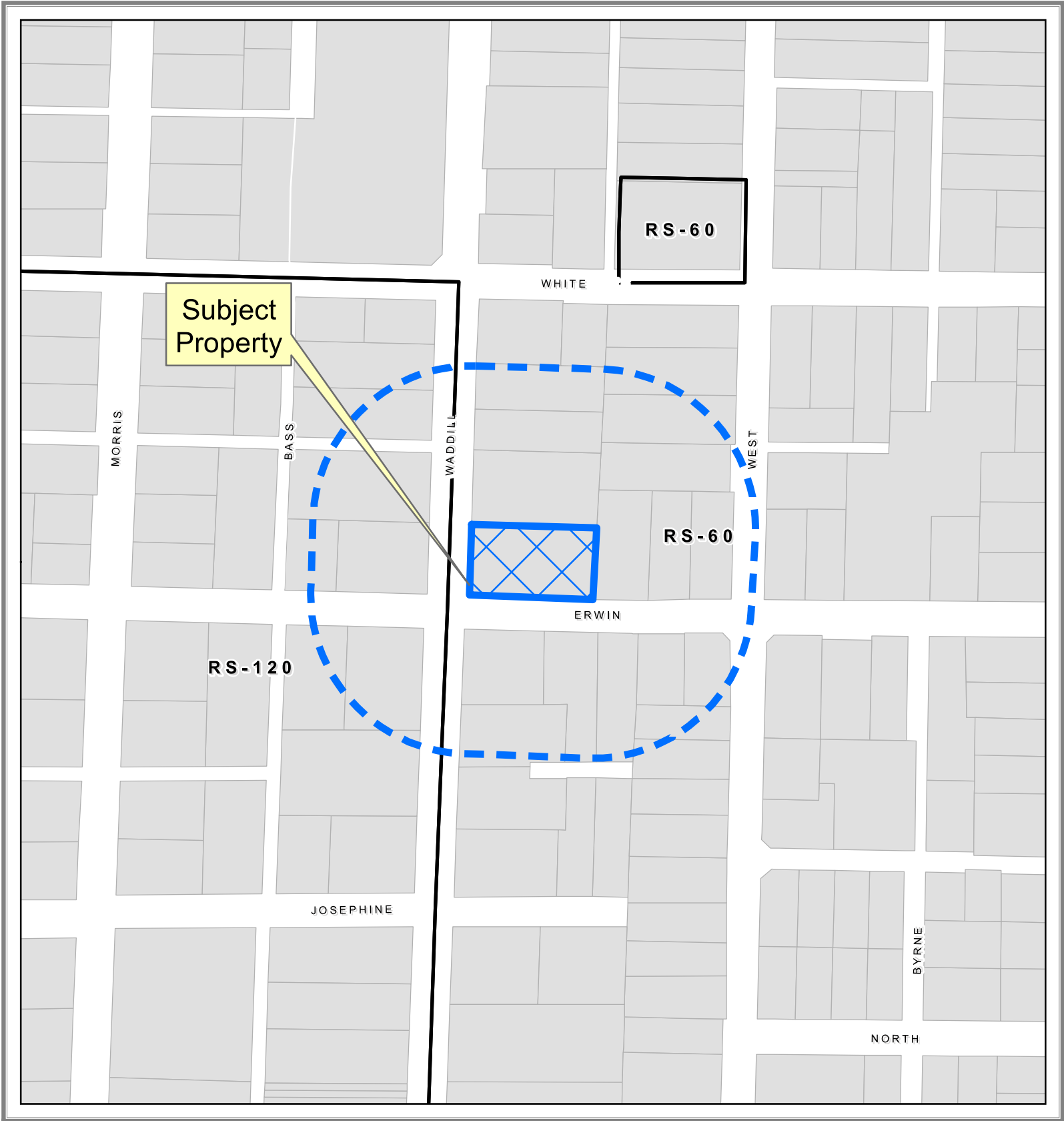
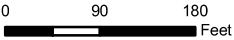


# EXHIBIT A



## Property Owner Notification Map

20-0083Z



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

### LEGAL DESCRIPTION

SITUATED in the City of McKinney, in the Benjamin F. Stapp Survey, Abstract No. 837 of Collin County, Texas and being part of Lot 1, Block 1 of T.H. Muse Addition, an addition to the City of McKinney, according to the plat thereof, filed on October 16, 1913 and recorded in Volume 1, Page 62, Plat Records, Collin County, Texas and same being described in Special Warranty Deed to Sunflower Seeds, LLC, dated September 18, 2017 and recorded in Document No. 20170929001306570, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron pipe found on the north right-of-way line of W. Erwin Street (a 50' wide public right-of-way), for the southeast corner of said Lot 1, Block 1 of T.H. Muse Addition and the above described Sunflower Seeds, LLC tract and same being the southwest corner of that certain called 0.27 acre tract of land described in a deed to Ryan and Maria Palmer, recorded in Document No. 20200414000533390, D.R.C.C.T.;

THENCE: North 89 deg. 23 min. 56 sec. West, along the south line of said Lot 1, Block 1 and the north right-of-way line of said W. Erwin Street, a distance of 180.00 feet to a point within a 4"x4" concrete telephone cable maker, found at the southwest corner of said Lot 1, Block 1, at the intersection of the north right-way line of said W. Erwin Street and the east right-of-way line of N. Waddill Street ( a 60' wide public right-of-way) and said corner points bears South 89 deg. 23 min. 56 sec. East – 0.60 feet from a 1/8 inch iron rod found against the west edge of the above described concrete telephone cable marker;

THENCE: North 02 deg. 11 min. 53 sec. East, along the west line of said Lot 1, Block 1 and the east right-of-way line of said N. Waddill Street, a distance of 98.25 feet to a 5/8 inch iron pipe found for the northwest corner of said Sunflower Seeds, LLC tract and same being the southwest corner of that certain called 0.681 acre tract of land described in a deed to C. Luke Gunnstaks, recorded in Volume 5589, Page 374 (fully described in Volume 4692, Page 1652), D.R.C.C.T.;

THENCE: South 89 deg. 19 min 13 sec. East, departing from said N. Waddill Street, over and across said Lot 1, Block 1 and along the common line of said Sunflower Seeds, LLC tract and said Gunnstaks tract, a distance of 179.89 feet to 1/2 inch iron rod found on the east line of said Lot 1, Block 1, for the northeast corner of said Sunflower Seeds, LLC tract, the southeast corner of said Gunnstaks tract and same being on the west line of the above described 0.27 acre Palmer tract;

THENCE: South 02 deg. 08 min. 15 sec. West, along the east line of said Lot 1, Block 1, with the common line of said Sunflower Seeds, LLC tract and said Palmer tract, a distance of 98.00 feet to the POINT OF BEGINNING and containing 17,651 square feet or 0.405 acres of land.



# EXHIBIT D

## DEVELOPMENT REGULATIONS

The subject property shall develop in accordance with Section 146-106 ("SF-5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below:

### 1. Tract A

- a. Tract A shall remain with an existing legal non-conformity status according to Section 146-40, and as amended.
- b. Accessory uses are permitted.
- c. No additions are permitted on Tract A so long as the existing duplex remains. At the time that Tract A redevelops, additions are permitted in accordance with the requirements of Section 146-106 ("SF-5" – Single Family Residential District) of the Zoning Ordinance, and as amended.
- d. In the event that Tract A is redeveloped, the tract shall follow the requirements of Section 146-106 ("SF-5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below.
  - i. Minimum front yard setback: 15 ft
  - ii. Minimum rear yard setback: 10ft
  - iii. Minimum side yard setback (interior lots): 5ft
  - iv. Mean and median lot size shall be calculated with the block face of Waddill Street, White Avenue, West Street, and Erwin Avenue.
  - v. An additional two canopy trees are required to be planted.

### 2. Tract B

- a. Minimum front yard setback: 15 ft
- b. Minimum rear yard setback: 10ft
- c. Minimum side yard setback (interior lots): 5ft
- d. Mean and median lot size shall be calculated with the block face of Waddill Street, White Avenue, West Street, and Erwin Avenue.
- e. One canopy tree and three ornamental trees are required to be planted. The canopy tree shall be placed within the front yard.

All other regulations applicable to single family residential developments, including, but not limited to Chapter 142 (Subdivision Regulations) and Chapter 146 (Zoning regulations) shall apply, and as amended.