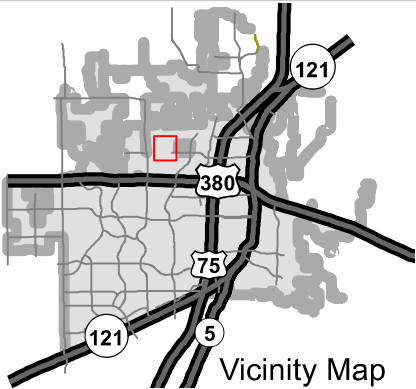
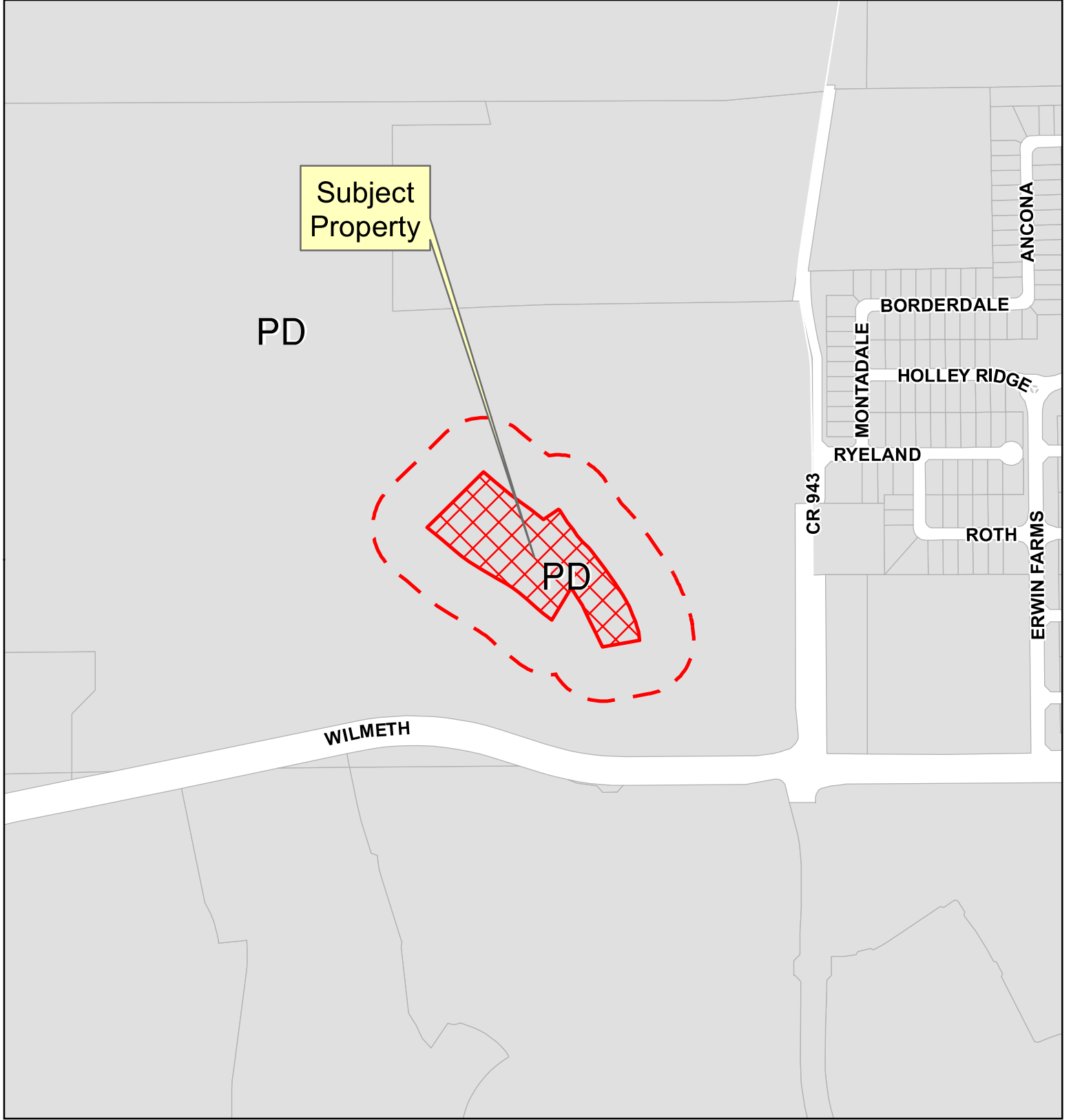


EXHIBIT A

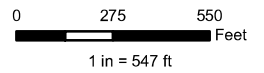


Notification Map

22-0064Z

--- 200' Buffer

Source: City of McKinney GIS
Date: 6/29/2022



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 W. Butler Survey, Abstract No. 87, City of McKinney, Collin County, Texas, being part of a tract conveyed to Jen Texas 22, LLC, by deed recorded in Document No. 20200904001497270 of the Deed Records, Collin County, Texas (DROCT), with the subject tract being more particularly described as follows:

BEGINNING at a point from which a 1/2" iron rod with plastic cap found for the upper northwest corner of a tract conveyed to the City of McKinney for right-of-way purposes, recorded in Document No. 20210729001526720 DROCT, bears S 78°24'09" E, 1375.56 feet;

THENCE S 40°18'37" E, 184.00 feet;

THENCE S 48°41'23" W, 21.97 feet;

THENCE S 47°23'35" W, 13.50 feet;

THENCE around a non-tangent curve to the left having a central angle of 19°35'42", a radius of 634.50 feet, a chord of S 52°24'16" E - 215.94 feet, an arc length of 217.00 feet;

THENCE around a reverse curve to the right having a central angle of 18°07'58", a radius of 250.00 feet, a chord of S 53°08'07" E - 78.79 feet, an arc length of 79.12 feet;

THENCE around a non-tangent curve to the right having a central angle of 11°23'40", a radius of 375.00 feet, a chord of N 54°16'08" E - 74.45 feet, an arc length of 74.58 feet;

THENCE S 31°53'19" E, 107.20 feet;

THENCE around a tangent curve to the left having a central angle of 14°09'14", a radius of 250.00 feet, a chord of S 38°57'56" E - 61.60 feet, an arc length of 61.76 feet;

THENCE around a reverse curve to the right having a central angle of 12°41'33", a radius of 665.50 feet, a chord of S 39°41'47" E - 147.13 feet, an arc length of 147.43 feet;

THENCE N 67°22'45" E, 0.36 feet;

THENCE S 35°13'18" E, 78.87 feet;

THENCE around a tangent curve to the right having a central angle of 16°29'41", a radius of 665.50 feet, a chord of S 26°58'27" E - 190.93 feet, an arc length of 191.59 feet;

THENCE around a compound curve to the right having a central angle of 16°20'14", a radius of 250.00 feet, a chord of S 10°33'30" E - 71.04 feet, an arc length of 71.28 feet;

THENCE N 89°38'29" E, 18.27 feet;

THENCE S 00°21'31" E, 289.96 feet;

THENCE S 89°36'59" W, 91.41 feet;

THENCE around a non-tangent curve to the right having a central angle of 04°25'41", a radius of 920.00 feet, a chord of N 88°08'41" W - 71.08 feet, an arc length of 71.10 feet;

THENCE N 00°21'31" W, 147.46 feet;

THENCE around a tangent curve to the left having a central angle of 34°51'47", a radius of 500.00 feet, a chord of N 17°47'24" W - 299.56 feet, an arc length of 304.24 feet;

THENCE N 35°13'18" W, 84.51 feet;

THENCE around a non-tangent curve to the left having a central angle of 21°55'26", a radius of 400.00 feet, a chord of S 35°40'14" W - 152.13 feet, an arc length of 153.06 feet;

THENCE N 65°17'29" W, 27.00 feet;

THENCE around a non-tangent curve to the left having a central angle of 08°58'39", a radius of 427.00 feet, a chord of S 20°13'11" W - 66.84 feet, an arc length of 66.91 feet;

THENCE N 74°16'09" W, 118.00 feet;

THENCE around a non-tangent curve to the right having a central angle of 12°55'34", a radius of 545.00 feet, a chord of N 22°11'38" E - 122.69 feet, an arc length of 122.95 feet;

THENCE N 43°15'29" E, 8.51 feet;

THENCE around a non-tangent curve to the left having a central angle of 16°09'29", a radius of 334.50 feet, a chord of N 56°56'34" W - 94.02 feet, an arc length of 94.33 feet;

THENCE N 65°01'18" W, 10.99 feet;

THENCE around a tangent curve to the right having a central angle of 18°21'37", a radius of 965.50 feet, a chord of N 55°50'30" W - 308.07 feet, an arc length of 309.39 feet;

THENCE around a reverse curve to the left having a central angle of 15°37'51", a radius of 250.00 feet, a chord of N 54°28'37" W - 67.99 feet, an arc length of 68.20 feet;

THENCE S 21°32'13" W, 18.75 feet;

THENCE around a non-tangent curve to the left having a central angle of 02°50'51", a radius of 400.00 feet, a chord of S 18°46'13" W - 19.88 feet, an arc length of 19.88 feet;

THENCE S 17°20'48" W, 144.13 feet;

THENCE around a non-tangent curve to the right having a central angle of 16°39'59", a radius of 375.00 feet, a chord of S 60°57'48" E - 108.70 feet, an arc length of 109.08 feet;

THENCE around a reverse curve to the left having a central angle of 03°09'08", a radius of 1119.00 feet, a chord of S 54°12'23" E - 61.56 feet, an arc length of 61.56 feet;

THENCE S 34°13'03" W, 27.00 feet;

THENCE S 17°20'48" W, 100.55 feet;

THENCE around a tangent curve to the left having a central angle of 07°16'10", a radius of 243.00 feet, a chord of S 13°42'43" W - 30.81 feet, an arc length of 30.83 feet;

THENCE S 10°04'38" W, 88.30 feet;

THENCE S 00°50'06" W, 91.42 feet;

THENCE around a non-tangent curve to the left having a central angle of 07°55'15", a radius of 1380.00 feet, a chord of S 89°48'25" W - 190.62 feet, an arc length of 190.78 feet;

THENCE S 85°50'49" W, 263.29 feet;

THENCE S 04°39'03" E, 70.02 feet;

THENCE S 79°26'09" W, 156.57 feet to a point from which a 1/2" iron rod with plastic cap found on the north line of said right-of-way dedication, being the southeast corner of a tract conveyed to DD Wilhelm 1, LLC, recorded in Document No. 20211207002475590 DROCT, bears S 70°35'04" W, 947.91 feet;

THENCE N 18°01'11" W, 81.73 feet;

THENCE N 01°44'23" E, 91.40 feet;

THENCE around a non-tangent curve to the right having a central angle of 10°30'10", a radius of 872.00 feet, a chord of N 02°53'53" E - 159.62 feet, an arc length of 159.84 feet;

THENCE N 08°01'36" W, 72.65 feet;

THENCE N 05°11'35" E, 118.24 feet;

THENCE N 84°12'59" E, 137.21 feet;

THENCE S 05°47'01" E, 93.05 feet;

THENCE around a non-tangent curve to the right having a central angle of 29°11'50", a radius of 60.00 feet, a chord of N 76°54'44" E - 30.25 feet, an arc length of 30.58 feet;

THENCE N 05°47'01" W, 89.20 feet;

THENCE N 84°12'59" E, 208.49 feet;

THENCE N 17°20'48" E, 123.87 feet;

THENCE S 72°39'12" E, 128.00 feet;

THENCE N 17°20'48" E, 48.22 feet;

THENCE around a tangent curve to the right having a central angle of 16°55'49", a radius of 437.00 feet, a chord of N 25°48'43" E - 128.66 feet, an arc length of 129.13 feet;

THENCE N 54°24'42" W, 131.03 feet;

THENCE around a non-tangent curve to the right having a central angle of 13°30'32", a radius of 568.00 feet, a chord of N 41°20'02" E - 133.61 feet, an arc length of 133.92 feet;

THENCE N 60°43'58" E, 56.27 feet;

THENCE N 49°41'23" E, 157.91 feet to the POINT OF BEGINNING with the subject tract containing 687,645 square feet or 15.786 acres of land.

EXHIBIT C

Drawing: 01/2021 JOB# 21-234 Painted Tree - Woodlands East Phase 1\ENGINEERING\PSF\Collin\Shawnee Zoning Exhibit - Northings Served By: Tpoone Save Time: 7/1/2022



Line #	Length	Radius	Delta	Start Bearing	Close Dist.
C1	211.00'	644.00'	187.93°	S 52.91° W	215.84'
C2	74.12'	226.00'	109.29°	S 53.90° W	78.19'
C3	74.98'	275.00'	117.92°	N 54.78° W	74.46'
C4	61.15'	226.00'	149.91°	S 58.79° W	61.15'
C5	47.43'	665.00'	129.33°	S 39.61° W	447.13'
C6	91.58'	665.00'	162.94°	S 28.92° E	108.83'
C7	71.28'	226.00'	192.01°	S 10.20° E	71.04'
C8	304.44'	100.00'	429.41°	N 17.24° W	291.86'
C9	61.15'	400.00'	278.29°	S 20.21° W	152.13'
C10	161.88'	400.00'	129.33°	N 27.10° E	123.68'
C11	66.88'	422.00'	89.83°	S 20.21° W	66.88'
C12	112.28'	144.00'	129.33°	N 27.10° E	123.68'
C13	34.25'	324.00'	192.01°	N 58.25° W	336.07'
C14	206.33'	366.00'	162.94°	N 53.25° W	336.07'
C15	66.88'	226.00'	152.91°	N 54.78° W	67.99'
C16	18.88'	400.00'	278.29°	S 18.88° W	18.88'
C17	108.88'	375.00'	152.91°	S 60.74° E	108.70'
C18	61.15'	1118.00'	329.08°	S 54.22° E	61.15'
C19	30.58'	243.00'	7.98°	S 89.83° W	30.81'
C20	100.78'	1188.00'	7.98°	S 89.83° W	198.62'
C21	108.88'	872.00'	102.01°	N 27.10° E	108.88'
C22	30.58'	61.00'	278.29°	N 78.44° E	30.25'
C23	123.12'	422.00'	129.33°	N 27.10° E	123.68'
C24	133.88'	188.00'	129.33°	N 47.93° E	133.88'

SARAH SURVEY
TRACT NO. 572

PAINTED TREE WOODLANDS EAST
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
Zoning Exhibit



Issue Dates:		
Revisions:	Date:	
Scale: 1" = 100'	Drawn By: TTP	
Checked By: TCS		
Sheet 1		
of 2		

JOB # 21-234

EXHIBIT D

DEVELOPMENT REGULATIONS

1) **Definitions.**

- A) Property means the property described on Exhibit A of this Ordinance.
- B) Zoning Exhibit means Exhibit B of this Ordinance, as amended in accordance with Section 3.

2) **Conflicts.** In the event of a conflict between this Ordinance and any other City ordinance, rule or regulation, including, but not limited to, the provisions of the City's comprehensive zoning ordinance, this Ordinance shall control.

3) **Zoning Exhibit.** Development and use of the Property shall be in accordance with the Zoning Exhibit.

4) **Single Family Residential.**

- A) Base zoning district: SF-5 Single Family Residential District, as amended
- B) Permitted uses. SF-5 Single Family Residential District, as amended
- C) Development standards. Development shall comply with the following development standards, which shall be the exclusive lot size, setback, density, and height restrictions applicable to Tract:

DEVELOPMENT STANDARDS	SF DETACHED LOTS MIN. 60' WIDE
MINIMUM LOT AREA	6600 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	110'
MINIMUM FRONT YARD BUILDING SETBACK	
1. PRIMARY FACADE OF THE HOUSE	10'
2. GARAGE DOOR	20'
3. UNENCLOSED FRONT PORCH, PATIO, OR SIMILAR STRUCTURE	10'
MINIMUM REAR YARD SETBACK	
1. PRIMARY FAÇADE OF THE HOUSE	15'
2. GARAGE DOOR ACCESSED FROM AN ALLEY	20'
MINIMUM SIDE YARD SETBACK	
1. INTERIOR SIDE YARD	5'
2. INTERIOR SIDE YARD-ZERO LOT LINE COMBINATION *	1'-9' *
3. SIDE YARD ADJACENT TO STREET	15'

EXHIBIT D

DEVELOPMENT STANDARDS	SF DETACHED LOTS MIN. 60' WIDE
4. GARAGE DOOR ACCESSED FROM A STREET	20'
MAXIMUM HEIGHT OF STRUCTURE	35'

* SETBACK DETERMINED AT TIME OF PRELIMINARY-FINAL PLATTING, MUST HAVE 10' SEPARATION BUILDING TO BUILDING

5) General Provisions.

- A) Minor Amendments. The Director of Planning may approve a maximum five-foot reduction in any minimum building setback and an increase in any maximum lot coverage of up to five percent.