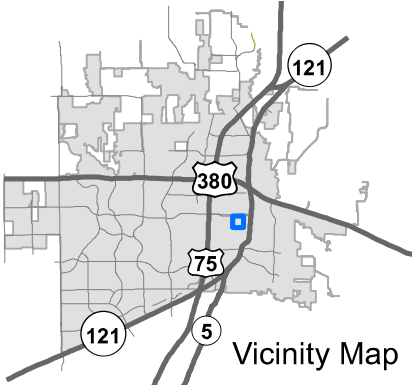
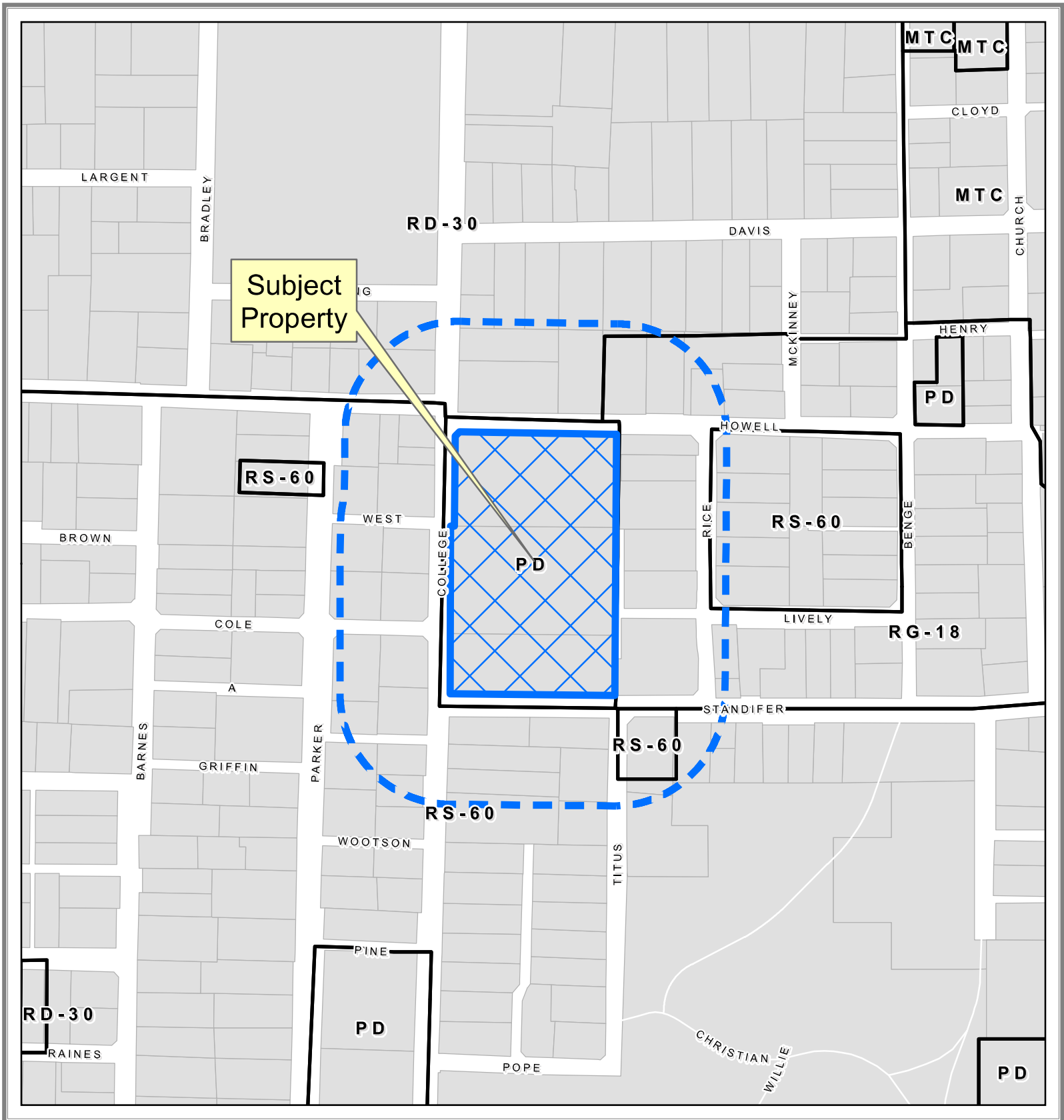
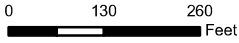


# EXHIBIT A



## Property Owner Notification Map

ZONE2022-0041



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 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: 20’;
- 3.5. Minimum Front Yard Encroachment (unenclosed front porch, patio, or similar structures): 10’;
- 3.6. Minimum Rear Yard Setback: 20’;
- 3.7. Minimum Side Yard Setback: 5’;
- 3.8. Minimum Side Yard Setback of Corner Lots: 15’;
- 3.9. Maximum Height of Structure: 35’;
- 3.10. Maximum Lot Coverage: N/A;
- 3.11. Maximum Floor Area Ratio: N/A;
- 3.12. 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’;

## EXHIBIT D

- 4.4. Maximum Height of Structure: 35’;
5. SPACE LIMITS FOR ACCESSORY BUILDINGS 500 SQUARE FEET OR GREATER
  - 5.1. Minimum Rear Yard Setback: 20’;
  - 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;
  - 6.5. Detached garages shall be built concurrently with the primary use or building. All other accessory buildings shall be built prior or independent of the primary use or building.