

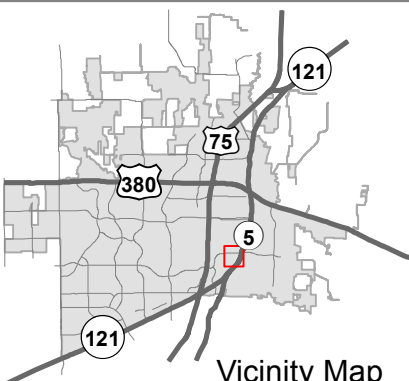
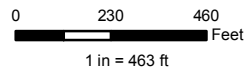
EXHIBIT "A"

Subject Property

Notification Map

17-0002Z

--- 200' Buffer



Vicinity Map

Source: City of McKinney GIS
Date: 1/30/2018

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.

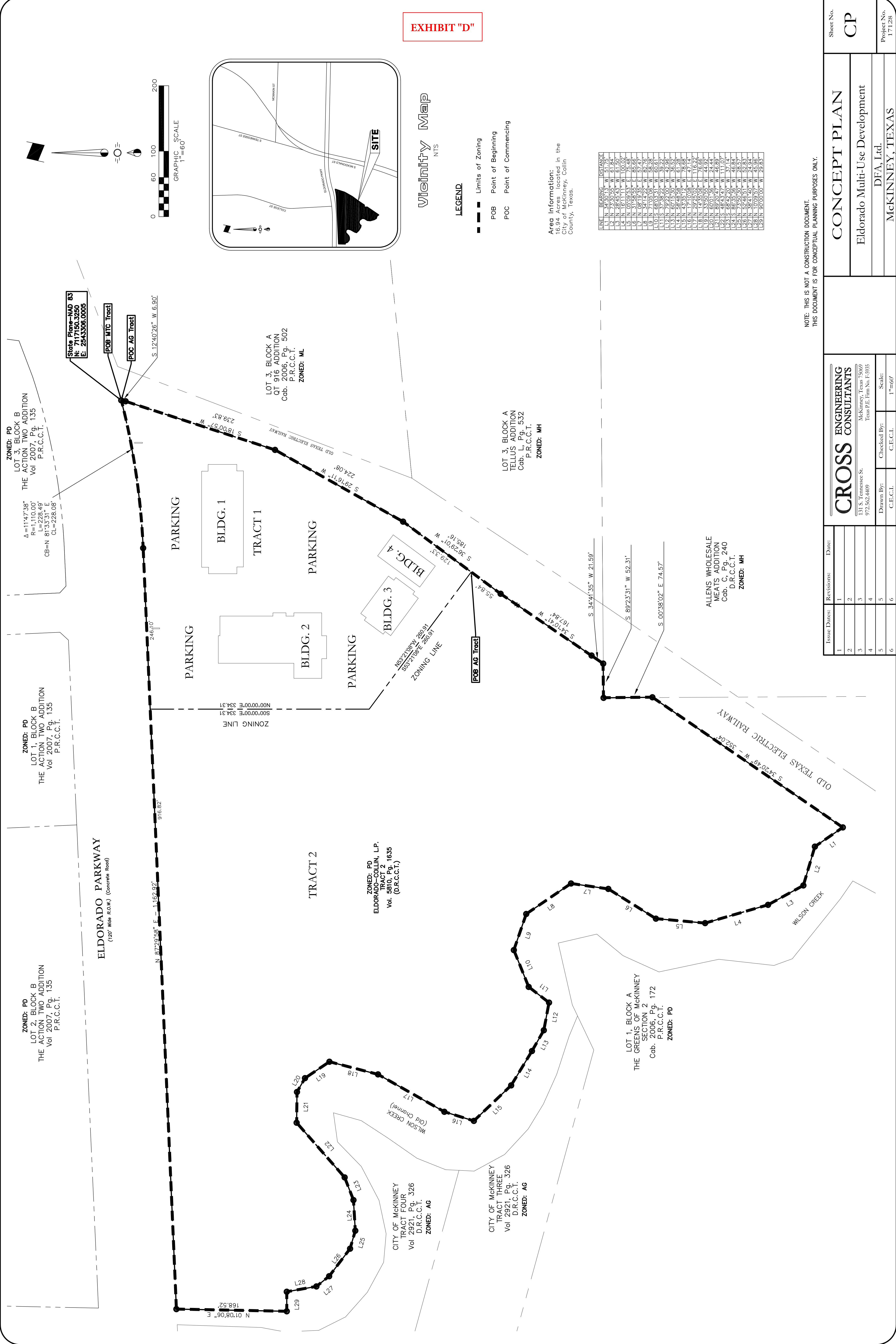


EXHIBIT "C"

PD Development Regulations

- I. Use and development of Tract 1 shall be in accordance with Section 146-112 "C2" – Local Commercial District" and as amended, except as noted below:
 - A. Shall generally be developed in accordance with the concept plan attached hereto as Exhibit "D".
 - B. The use and square footage of each proposed building shall be constructed up to:
 - 1) Building 1: 20,000 sf, office building
 - 2) Building 2: 17,000 sf, restaurant/brew pub/office/warehouse building
 - 3) Building 3: 5,000 sf, office building
 - 4) Building 4: 3,200 sf, warehouse building to include a maximum of six horse stalls with a single apartment for a Caretaker's Residence
 - a. Office: 200 sf
 - b. Apartment: 600 sf
 - c. Warehouse with horse stalls: 2,400 sf
 - C. Architectural Standards:
 - 1) Section 146-139 of the Architectural and Site Standards shall apply to all buildings constructed on the subject property, except as follows:
 - a. All elevations for each building shall be finished with at least 85% masonry (brick, stone, synthetic stone) finishing materials. To be calculated exclusive of doors, windows and trim.
 - b. Shall utilize metal roofs.
 - D. Parking:
 - 1) Overall required parking may be reduced up to 6.5% by the Director of Planning through a shared parking arrangement.
- II. Use and development of Tract 2 shall be in accordance with Section 146-67 "AG" – Agricultural District and as amended.

EXHIBIT "D"



ZONED: PD
 LOT 3, BLOCK B
 THE ACTION TWO ADDITION
 Vol. 2007, Pg. 135
 P.R.C.C.T.
 $\Delta = 1147'38"$
 $R = 1110'00"$
 $L = 228'49"$
 $CB = N 81'33'31" E$
 $CL = 228'08"$

ZONED: PD
 LOT 1, BLOCK B
 THE ACTION TWO ADDITION
 Vol. 2007, Pg. 135
 P.R.C.C.T.

ZONED: PD
 LOT 2, BLOCK B
 THE ACTION TWO ADDITION
 Vol. 2007, Pg. 135
 P.R.C.C.T.

ELDORADO PARKWAY
 (120' Wide R.O.W.) (Concrete Road)

State Plane-NAD 83
 N: 717150.3250
 E: 2543308.0005

POB MTC Tract
POC AG Tract

LOT 3, BLOCK A
 OT 916 ADDITION
 Cab. 2006, Pg. 502
 P.R.C.C.T.
ZONED: ML

LOT 3, BLOCK A
 TELLUS ADDITION
 Cab. L. Pg. 532
 P.R.C.C.T.
ZONED: MH

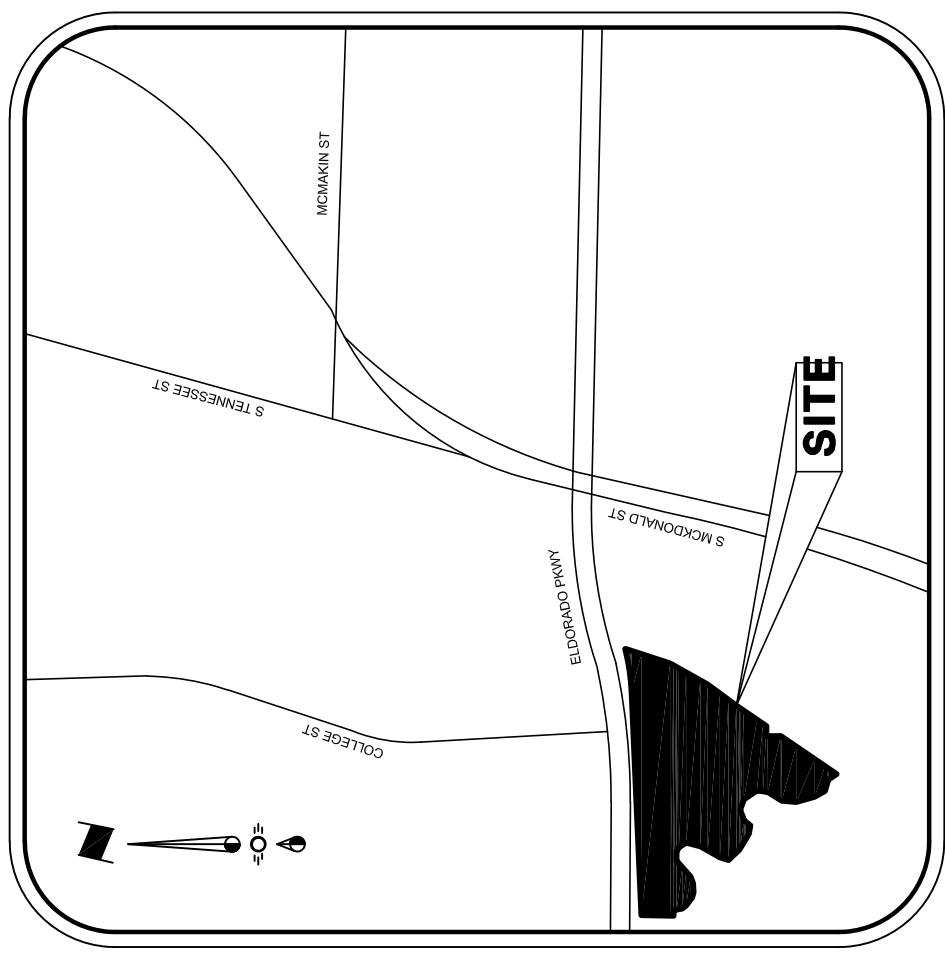
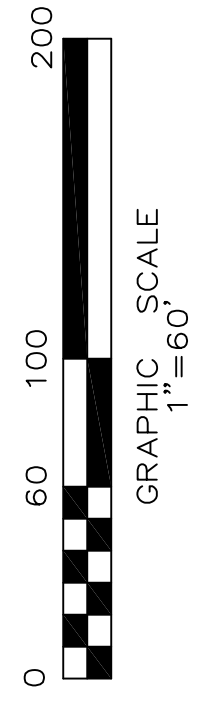
ALLENS WHOLESALE
 MEATS ADDITION
 Cab. C, Pg. 240
 D.R.C.C.T.
ZONED: MH

ZONED: PD
 ELDORADO-COLLIN, L.P.
 TRACT 2
 Vol. 587, Pg. 1635
 (D.R.C.C.T.)

CITY OF MCKINNEY
 TRACT FOUR
 Vol. 2821, Pg. 326
 D.R.C.C.T.
ZONED: AG

CITY OF MCKINNEY
 TRACT THREE
 Vol. 2821, Pg. 326
 D.R.C.C.T.
ZONED: AG

LOT 1, BLOCK A
 THE GREENS OF MCKINNEY
 SECTION 2
 Cab. 2006, Pg. 172
 P.R.C.C.T.
ZONED: PD



Vicinity Map
 NTS

LEGEND

- Limits of Zoning
- POB Point of Beginning
- POC Point of Commencing

Area Information:
 16.94 Acres located in the
 City of McKinney, Collin
 County, Texas.

LINE	BEARING	DISTANCE
L1	N 34°30'13" W	51.75'
L2	N 73°05'53" W	61.50'
L3	N 73°05'53" W	61.50'
L4	N 16°11'11" W	100.00'
L5	N 05°09'53" E	75.48'
L6	N 08°19'55" E	69.76'
L7	N 08°19'55" E	69.76'
L8	N 34°14'22" W	82.76'
L9	N 71°05'06" W	58.28'
L10	S 89°23'31" W	52.31'
L11	S 89°23'31" W	52.31'
L12	N 79°22'00" W	42.96'
L13	N 60°15'30" W	36.52'
L14	N 34°41'35" W	21.59'
L15	N 34°41'35" W	21.59'
L16	N 71°10'08" E	47.14'
L17	N 29°25'02" E	116.22'
L18	N 45°56'16" E	76.89'
L19	N 35°50'56" W	24.44'
L20	N 60°01'36" W	24.44'
L21	N 89°20'47" W	46.89'
L22	N 89°20'47" W	46.89'
L23	N 89°20'47" W	46.89'
L24	S 86°35'56" W	46.84'
L25	N 73°30'30" W	28.57'
L26	N 46°14'40" W	24.83'
L27	N 38°45'40" W	24.83'
L28	N 10°09'57" W	45.96'
L29	N 90°00'00" W	29.83'

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CROSS ENGINEERING CONSULTANTS		Date:	
Issue Dates:	Revisions:	Drawn By:	Scale:
1	1	C.E.C.I.	1"=60'
2	2	C.E.C.I.	
3	3	C.E.C.I.	
4	4	C.E.C.I.	
5	5	C.E.C.I.	
6	6	C.E.C.I.	

CONCEPT PLAN

Eldorado Multi-Use Development

DFA, Ltd.

MCKINNEY, TEXAS

Sheet No. **CP**

Project No. **17128**