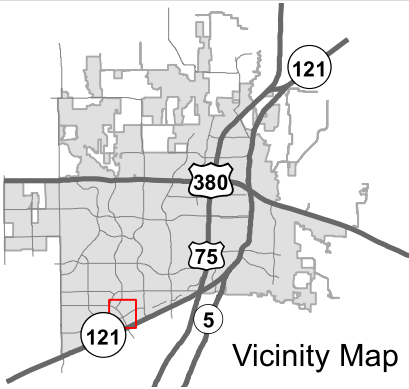
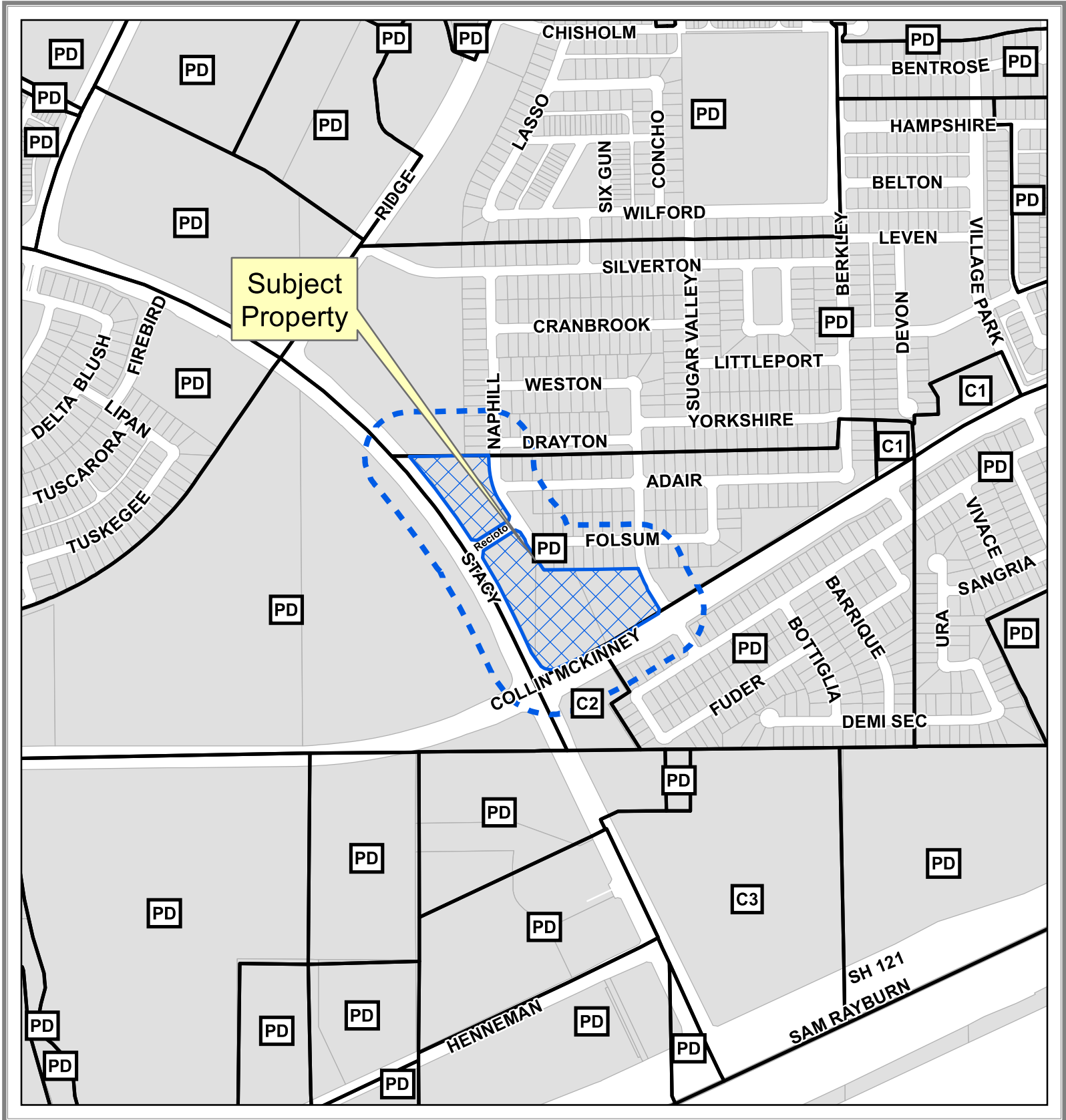
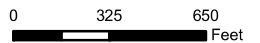


# Exhibit A



## Property Owner Notification Map

ZONE2019-0035



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

## FIELD NOTE DESCRIPTION – TRACT 1

BEING all of that tract of land located in the Oliver Hedgecoxe Survey, Abstract Number 392 in the City of McKinney, Collin County, Texas and being a portion of a tract of land described by deed to TFI McKinney Land, LLC. recorded in Instrument No. 20140305000201880 and Instrument No.

20150904001128210, Official Public Records, Collin County, Texas, and the remainder of a tract of land described by deed to Today McKinney Ranch II, L.P., recorded in Instrument No. 20071011001399480, Official Public Records, Collin County, Texas, and being more particularly described as follows

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the most westerly southwest corner of a tract of land described by deed to RH of Texas Limited Partnership as recorded in Instrument Number 20130703000936470 of the Official Public Records of Collin County, Texas said point also lying on the northeast line of Stacy Road, a called 130 feet wide width right-of-way recorded in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas;

THENCE along the southerly line of said RH of Texas Limited Partnership tract the following courses and distances:

North 12 degrees 48 minutes 07 seconds East, a distance of 21.32 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner; North 57 degrees 29 minutes 59 seconds East, a distance of 193.07 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner; South 78 degrees 14 minutes 27 seconds East, a distance of 21.49 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 33 degrees 58 minutes 53 seconds East, a distance of 48.49 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the beginning of a curve to the left;

with said curve to the left with a radius of 50.00 feet, a central angle of 49 degrees 36 minutes 38 seconds, an arc length of 43.29 feet, a chord bearing of South 21 degrees 14 minutes 51 seconds East, a chord length of 41.95 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 33 degrees 58 minutes 53 seconds East, a distance of 142.93 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 88 degrees 33 minutes 38 seconds East, a distance of 474.56 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the beginning of a curve to the left;

with said curve to the left with a radius of 375.00 feet, a central angle of 15 degrees 01 minutes 50 seconds, an arc length of 98.38 feet, a chord bearing of South 25 degrees 00 minutes 31 seconds East, a chord length of 98.09 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 18 degrees 29 minutes 15 seconds East, a distance of 20.62 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner; South 32 degrees 31 minutes 26 seconds East, a distance of 115.13 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner; South 12 degrees 28 minutes 34 seconds West, a distance of 21.21 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 57 degrees 28 minutes 34 seconds West, a distance of 96.97 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the beginning of a curve to the right;

# Exhibit B

THENCE with said curve to the right with a radius of 2440.00 feet, a central angle of 07 degrees 06 minutes 55 seconds, passing at an arc distance of 209.78 feet the northeast corner of a Donation Right-Of-Way deed for Collin McKinney Parkway (60' right-of-way) recorded in Volume 5972, Page 3931, Deed Records, Collin County, Texas, and continuing along the northerly right-of-way of said Collin McKinney Parkway, a total arc length of 303.01 feet, a chord bearing of South 61 degrees 02 minutes 03 seconds West, a chord length of 302.82 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for an angle point in same;

THENCE South 64 degrees 35 minutes 29 seconds West, continuing along said Collin McKinney Parkway, a distance of 189.71 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the right;

THENCE with said curve to the right with a radius of 70.00 feet, a central angle of 50 degrees 03 minutes 26 seconds, an arc length of 61.16 feet, a chord bearing of South 89 degrees 37 minutes 11 seconds West, a chord length of 59.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner lying on the aforementioned northeast line of Stacy Road;

THENCE North 35 degrees 56 minutes 53 seconds West, along the northeast line of said Stacy Road, a distance of 84.28 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for an angle point in same

THENCE North 25 degrees 21 minutes 54 seconds West, continuing along the northeast line of said Stacy Road, a distance of 170.68 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the left;

THENCE continuing along the northeast line of said Stacy Road with said curve to the left with a radius of 3565.00 feet, a central angle of 06 degrees 24 minutes 38 seconds, an arc length of 398.87 feet, a chord bearing of North 28 degrees 34 minutes 12 seconds West, a chord length of 398.66 feet to the POINT OF BEGINNING, containing 316,666 square feet, or 7.270 net acres of land

# Exhibit B

## FIELD NOTE DESCRIPTION – TRACT 2

BEING a tract of land situated in the Oliver Hedgecoxe Survey, Abstract No. 392, in the City of McKinney, Texas, being a portion of a tract of land described by deed to TFI McKinney Land, LLC., recorded in Instrument Number 20140305000201880 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said TFI McKinney Land tract and the southwest corner of a tract of land described by deed to TFI McKinney Land, LLC. (called Tract 1), recorded in Instrument Number 20140305000201870 of the Official Public Records of Collin County, Texas also lying on the east right-of-way of Stacy Road a called 130.00 feet wide right-of-way recorded in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas;

THENCE North 88 degrees 34 minutes 37 seconds East, along the common line of said TFI McKinney Land tracts, a distance of 274.62 to a 1/2 inch iron rod with cap stamped "JBI" found for the southwest corner of Lot 17, Block L, Village Park Phase 2D, an addition to the City of McKinney recorded in Instrument Number 20131216010003600 of the Official Public Records of Collin County, Texas;

THENCE North 88 degrees 35 minutes 42 seconds East, continuing along the south line of said Lot 17, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of said Lot 17, also lying on the west line of Naphill Road a 50.00 feet wide right-of-way, also lying on the westerly line of a tract of land described by deed to RH of Texas Limited Partnership as recorded in Instrument Number 20130703000936470 of the Official Public Records of Collin County, Texas;

THENCE along the westerly line of said RH of Texas Limited Partnership tract the following courses and distances:

South 01 degrees 03 minutes 50 seconds East, a distance of 56.31 feet to 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the beginning of a curve to the left;

THENCE with said curve to the left with a radius of 375.00 feet, a central angle of 30 degrees 01 minutes 09 seconds, an arc length of 196.48 feet, a chord bearing of South 18 degrees 58 minutes 19 seconds East, a chord length of 194.24 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 33 degrees 58 minutes 53 seconds East, a distance of 73.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 11 degrees 45 minutes 33 seconds West, a distance of 20.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 57 degrees 29 minutes 59 seconds West a distance of 191.52 feet to 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

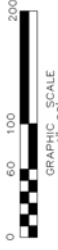
THENCE North 77 degrees 48 minutes 03 seconds West, a distance of 21.32 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found lying on the east right-of-way of said Stacy Road, also for the beginning of a curve to the left;

# Exhibit B

THENCE along the east right-of-way of said Stacy Road with said curve to the left with a radius of 3565.00 feet, a central angle of 08 degrees 18 minutes 17 seconds, an arc length of 516.73 feet, a chord bearing of North 37 degrees 21 minutes 51 seconds West, a chord length of 516.27 feet to the POINT OF BEGINNING, containing 110,391 square feet, or 2.534 net acres of land.

# Exhibit C

NEC COLLIN MCKINNEY & STACY ROAD



VICINITY MAP  
NTS

### TRACT #2

#### SURVEY DESCRIPTION:

BEING a tract of land located in the Oliver Hedgocock Survey, Abstract No. 392, in the City of McKinney, Texas, being a portion of a tract of land described by deed to TFI McKinney Land, L.L.C., recorded in Instrument Number 201400506020180 of the Official Public Records of Collin County, Texas, and being more particularly described in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas.

BEINGING at a 5.8 inch iron rod found for the northeast corner of said TFI McKinney Land tract and the southwest corner of a tract of land described by deed to TFI McKinney Land, L.L.C., recorded in Instrument Number 201400506020180 of the Official Public Records of Collin County, Texas, also being on the east side of Stacy Road, a distance of 130.00 feet wide right-of-way recorded in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas.

THENCE North 88 degrees 34 minutes 37 seconds East, a distance of 274.62 to a 1/2 inch iron rod with cap stamped "R1" found for the southwest corner of Lot 17, Block L, Village Park Phase 2D, an addition to the City of McKinney recorded in Instrument Number 20111101000008 of the Official Public Records of Collin County, Texas.

THENCE North 88 degrees 33 minutes 42 seconds East, continuing along the south line of said Lot 17, a distance of 120.00 feet to a 3/8 inch wide right-of-way, also lying on the westerly line of a tract of land described by deed to RHI of Texas Limited Partnership as recorded in Instrument Number 201070000090470 of the Official Public Records of Collin County, Texas.

THENCE along the westerly line of said RHI of Texas Limited Partnership tract the following courses and distances:

South 01 degree 03 minutes 50 seconds East, a distance of 56.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for the beginning of a curve to the left.

THENCE with said curve to the left with a radius of 375.00 feet, a central angle of 30 degrees 01 minutes 09 seconds, an arc length of 196.48 feet, a chord bearing of South 18 degrees 19 seconds 19 seconds East, a chord length of 194.24 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

THENCE South 33 degrees 55 minutes 53 seconds East, a distance of 73.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

THENCE South 11 degrees 45 minutes 33 seconds West, a distance of 20.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

THENCE South 57 degrees 29 minutes 59 seconds West a distance of 191.25 feet to a 3/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

THENCE North 74 degrees 08 minutes 05 seconds West, a distance of 21.35 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found lying on the east right-of-way of said Stacy Road, also for the beginning of a curve to the left.

THENCE along the east side of said Stacy Road with said curve to the left with a radius of 744.00 feet, a central angle of 68 degrees 18 minutes 17 seconds, an arc length of 516.75 feet, a chord bearing of North 37 degrees 21 minutes 51 seconds West, a chord length of 516.27 feet to the POINT OF BEGINNING, containing 110,391 square feet, or 2.534 net acres of land.

**ENGINEER:**  
Cross Engineering, Inc.  
131 S. Tennessee St.  
McKinney, Texas 75069  
Phone: (972) 562-4400  
Fax: (972) 562-4440  
Contact: Jonathan D. Hake, P.E.

**DEVELOPER:**  
Vista Equities Group, Inc.  
1127 Eldridge Parkway, Suite 740  
Houston, Texas 77077  
Phone: (713) 220-1000  
Contact: Patricia A. Emdar

**OWNER #1:**  
FLUSS Ltd.  
P.O. Box 190746  
Dallas, Texas 75219  
Phone: (214) 377-8468  
Contact: Mr. Stephen Williamson

**OWNER #2:**  
Triston Adam Fogarty-Williamson 2015 Trust  
P.O. Box 190746  
Dallas, Texas 75219  
Phone: (214) 377-8468  
Contact: Mr. Stephen Williamson

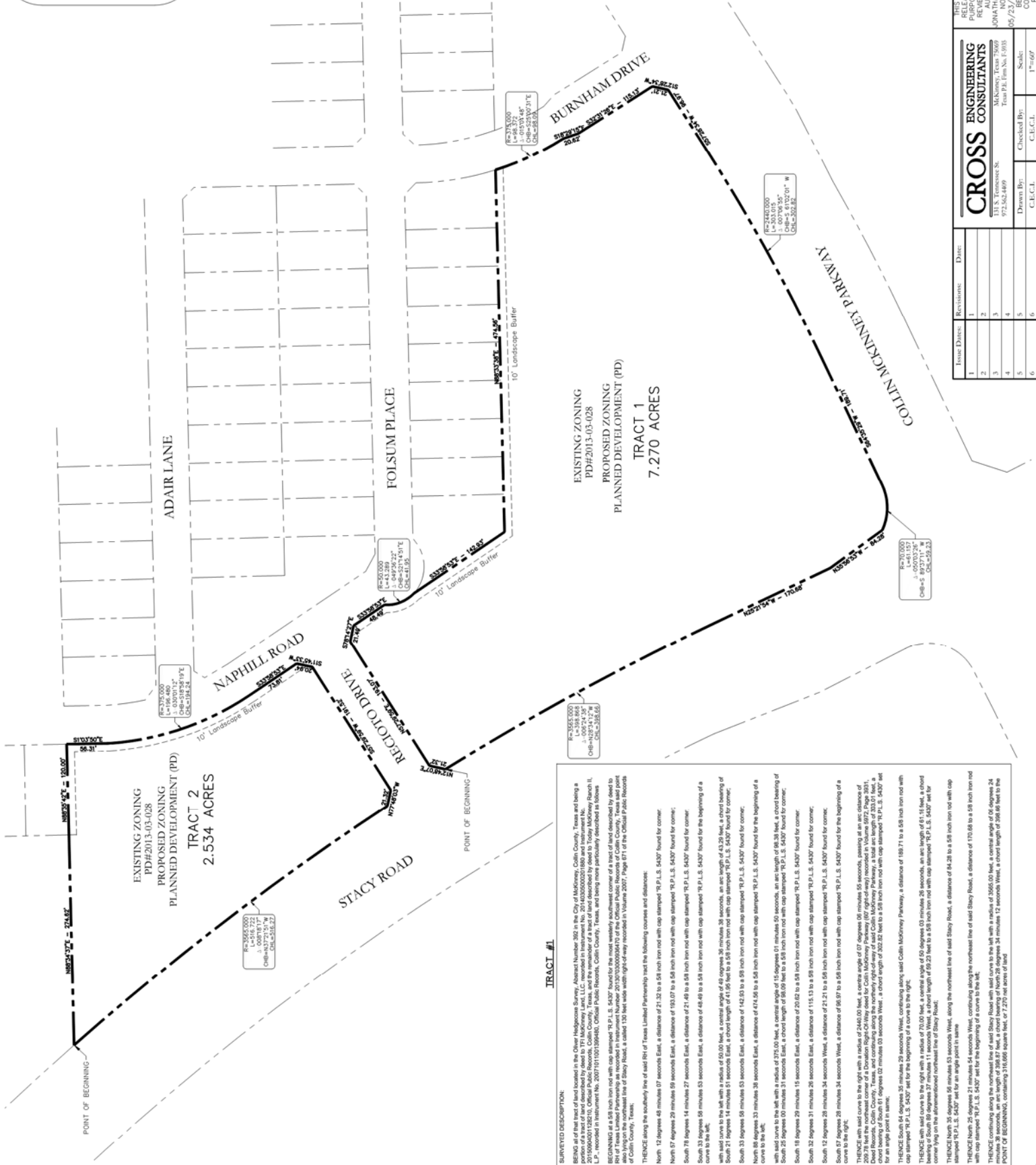
Sheet No.  
**ZN**  
Project No.  
190014

**ZONING EXHIBIT**  
**NEC COLLIN MCKINNEY & STACY**  
**VISTA EQUITIES GROUP, INC.**  
**CITY OF MCKINNEY, TEXAS**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 06/23/2017 BE USED FOR CONSTRUCTION PURPOSES.

**CROSS ENGINEERING CONSULTANTS**  
333 S. Tennessee St.  
McKinney, Texas 75069  
Phone: (972) 562-4400  
Drawn By: C.E.C.L.  
Checked By: C.E.C.L.  
Scale: 1"=60'

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	



### TRACT #1

#### SURVEY DESCRIPTION:

BEING a tract of land located in the Oliver Hedgocock Survey, Abstract Number 392, in the City of McKinney, Collin County, Texas and being a portion of a tract of land described by deed to TFI McKinney Land, L.L.C., recorded in Instrument No. 201400506020180 of the Official Public Records of Collin County, Texas, and being more particularly described in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas, also being on the east side of Stacy Road, a distance of 130.00 feet wide right-of-way recorded in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas.

BEINGING at a 5/8 inch iron rod found for the northeast corner of said TFI McKinney Land tract and the southwest corner of a tract of land described by deed to TFI McKinney Land, L.L.C., recorded in Instrument Number 201400506020180 of the Official Public Records of Collin County, Texas, also being on the east side of Stacy Road, a distance of 130.00 feet wide right-of-way recorded in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas.

THENCE along the westerly line of said RHI of Texas Limited Partnership tract the following courses and distances:

North 12 degrees 48 minutes 07 seconds East, a distance of 21.32 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

North 57 degrees 29 minutes 59 seconds East, a distance of 193.07 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

South 78 degrees 14 minutes 27 seconds East, a distance of 21.49 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

South 35 degrees 58 minutes 53 seconds East, a distance of 48.49 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for the beginning of a curve to the left.

South 33 degrees 53 minutes 38 seconds East, a distance of 142.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

North 88 degrees 33 minutes 38 seconds East, a distance of 474.56 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for the beginning of a curve to the left.

THENCE with said curve to the left with a radius of 970.00 feet, a central angle of 16 degrees 51 minutes 50 seconds, an arc length of 618.93 feet, a chord bearing of South 22 degrees 04 minutes 51 seconds East, a chord length of 618.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

South 19 degrees 29 minutes 59 seconds East, a distance of 20.02 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

South 32 degrees 26 minutes 28 seconds East, a distance of 21.21 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

South 12 degrees 26 minutes 34 seconds West, a distance of 66.97 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for the beginning of a curve to the right.

South 37 degrees 28 minutes 34 seconds West, a distance of 2440.00 feet, a central angle of 07 degrees 08 minutes 55 seconds, an arc distance of 209.78 feet the northeast corner of a Donation Right-Of-Way deed for Collin McKinney Parkway (62' right-of-way) recorded in Volume 5972, Page 3051, Collin County, Texas, and continuing along the westerly right-of-way of said Collin McKinney Parkway, a total arc length of 209.78 feet to a 3/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for an angle point in situ.

THENCE North 88 degrees 33 minutes 38 seconds East, a distance of 202.02 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for the beginning of a curve to the right.

THENCE South 88 degrees 33 minutes 38 seconds West, continuing along said Collin McKinney Parkway, a distance of 189.71 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" set for the beginning of a curve to the right.

THENCE with said curve to the right with a radius of 70.00 feet, a central angle of 50 degrees 03 minutes 28 seconds, an arc length of 61.16 feet, a chord bearing of South 89 degrees 32 minutes 11 seconds West, a chord length of 69.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner lying on the aforementioned northeast line of Stacy Road.

THENCE North 30 degrees 55 minutes 03 seconds West, along the northeast line of said Stacy Road, a distance of 48.28 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" set for an angle point in situ.

THENCE North 30 degrees 55 minutes 03 seconds West, continuing along the northeast line of said Stacy Road, a distance of 170.88 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" set for an angle point in situ.

THENCE along the east side of said Stacy Road with said curve to the left with a radius of 5665.00 feet, a central angle of 65 degrees 24 minutes 38 seconds, an arc length of 588.87 feet, a chord bearing of North 29 degrees 34 minutes 12 seconds West, a chord length of 588.88 feet to the POINT OF BEGINNING, containing 316,699 square feet, or 7.270 net acres of land.

### TRACT 2

#### SURVEY DESCRIPTION:

BEING a tract of land located in the Oliver Hedgocock Survey, Abstract No. 392, in the City of McKinney, Texas, being a portion of a tract of land described by deed to TFI McKinney Land, L.L.C., recorded in Instrument Number 201400506020180 of the Official Public Records of Collin County, Texas, and being more particularly described in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas.

BEINGING at a 5/8 inch iron rod found for the northeast corner of said TFI McKinney Land tract and the southwest corner of a tract of land described by deed to TFI McKinney Land, L.L.C., recorded in Instrument Number 201400506020180 of the Official Public Records of Collin County, Texas, also being on the east side of Stacy Road, a distance of 130.00 feet wide right-of-way recorded in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas.

THENCE North 88 degrees 34 minutes 37 seconds East, a distance of 274.62 to a 1/2 inch iron rod with cap stamped "R1" found for the southwest corner of Lot 17, Block L, Village Park Phase 2D, an addition to the City of McKinney recorded in Instrument Number 20111101000008 of the Official Public Records of Collin County, Texas.

THENCE North 88 degrees 33 minutes 42 seconds East, continuing along the south line of said Lot 17, a distance of 120.00 feet to a 3/8 inch wide right-of-way, also lying on the westerly line of a tract of land described by deed to RHI of Texas Limited Partnership as recorded in Instrument Number 201070000090470 of the Official Public Records of Collin County, Texas.

THENCE along the westerly line of said RHI of Texas Limited Partnership tract the following courses and distances:

South 01 degree 03 minutes 50 seconds East, a distance of 56.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for the beginning of a curve to the left.

THENCE with said curve to the left with a radius of 375.00 feet, a central angle of 30 degrees 01 minutes 09 seconds, an arc length of 196.48 feet, a chord bearing of South 18 degrees 19 seconds 19 seconds East, a chord length of 194.24 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

THENCE South 33 degrees 55 minutes 53 seconds East, a distance of 73.81 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

THENCE South 11 degrees 45 minutes 33 seconds West, a distance of 20.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

THENCE South 57 degrees 29 minutes 59 seconds West a distance of 191.25 feet to a 3/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

THENCE North 74 degrees 08 minutes 05 seconds West, a distance of 21.35 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found lying on the east right-of-way of said Stacy Road, also for the beginning of a curve to the left.

THENCE along the east side of said Stacy Road with said curve to the left with a radius of 744.00 feet, a central angle of 68 degrees 18 minutes 17 seconds, an arc length of 516.75 feet, a chord bearing of North 37 degrees 21 minutes 51 seconds West, a chord length of 516.27 feet to the POINT OF BEGINNING, containing 110,391 square feet, or 2.534 net acres of land.

### TRACT 1

#### SURVEY DESCRIPTION:

BEING a tract of land located in the Oliver Hedgocock Survey, Abstract Number 392, in the City of McKinney, Collin County, Texas and being a portion of a tract of land described by deed to TFI McKinney Land, L.L.C., recorded in Instrument No. 201400506020180 of the Official Public Records of Collin County, Texas, and being more particularly described in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas.

BEINGING at a 5/8 inch iron rod found for the northeast corner of said TFI McKinney Land tract and the southwest corner of a tract of land described by deed to TFI McKinney Land, L.L.C., recorded in Instrument Number 201400506020180 of the Official Public Records of Collin County, Texas, also being on the east side of Stacy Road, a distance of 130.00 feet wide right-of-way recorded in Volume 2007, Page 671 of the Official Public Records of Collin County, Texas.

THENCE along the westerly line of said RHI of Texas Limited Partnership tract the following courses and distances:

North 12 degrees 48 minutes 07 seconds East, a distance of 21.32 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

North 57 degrees 29 minutes 59 seconds East, a distance of 193.07 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

South 78 degrees 14 minutes 27 seconds East, a distance of 21.49 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

South 35 degrees 58 minutes 53 seconds East, a distance of 48.49 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for the beginning of a curve to the left.

South 33 degrees 53 minutes 38 seconds East, a distance of 142.00 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

North 88 degrees 33 minutes 38 seconds East, a distance of 474.56 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for the beginning of a curve to the left.

THENCE with said curve to the left with a radius of 970.00 feet, a central angle of 16 degrees 51 minutes 50 seconds, an arc length of 618.93 feet, a chord bearing of South 22 degrees 04 minutes 51 seconds East, a chord length of 618.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

South 19 degrees 29 minutes 59 seconds East, a distance of 20.02 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

South 32 degrees 26 minutes 28 seconds East, a distance of 21.21 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner.

South 12 degrees 26 minutes 34 seconds West, a distance of 66.97 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for the beginning of a curve to the right.

South 37 degrees 28 minutes 34 seconds West, a distance of 2440.00 feet, a central angle of 07 degrees 08 minutes 55 seconds, an arc distance of 209.78 feet the northeast corner of a Donation Right-Of-Way deed for Collin McKinney Parkway (62' right-of-way) recorded in Volume 5972, Page 3051, Collin County, Texas, and continuing along the westerly right-of-way of said Collin McKinney Parkway, a total arc length of 209.78 feet to a 3/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for an angle point in situ.

THENCE North 88 degrees 33 minutes 38 seconds East, a distance of 202.02 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for the beginning of a curve to the right.

THENCE South 88 degrees 33 minutes 38 seconds West, continuing along said Collin McKinney Parkway, a distance of 189.71 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" set for the beginning of a curve to the right.

THENCE with said curve to the right with a radius of 70.00 feet, a central angle of 50 degrees 03 minutes 28 seconds, an arc length of 61.16 feet, a chord bearing of South 89 degrees 32 minutes 11 seconds West, a chord length of 69.22 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" found for corner lying on the aforementioned northeast line of Stacy Road.

THENCE North 30 degrees 55 minutes 03 seconds West, along the northeast line of said Stacy Road, a distance of 48.28 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" set for an angle point in situ.

THENCE North 30 degrees 55 minutes 03 seconds West, continuing along the northeast line of said Stacy Road, a distance of 170.88 to a 5/8 inch iron rod with cap stamped "R.P.L.S. 54307" set for an angle point in situ.

THENCE along the east side of said Stacy Road with said curve to the left with a radius of 5665.00 feet, a central angle of 65 degrees 24 minutes 38 seconds, an arc length of 588.87 feet, a chord bearing of North 29 degrees 34 minutes 12 seconds West, a chord length of 588.88 feet to the POINT OF BEGINNING, containing 316,699 square feet, or 7.270 net acres of land.

# Exhibit D

## **PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS**

The subject property shall be zoned "PD" - Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-112 (C2 – Local Commercial District) of the City of McKinney Zoning Ordinance except as follows:

### **TRACTS 1 AND 2**

1. No vehicular access to the site shall be allowed from Naphill Road.
2. The required screening adjacent to any single family residential zoning or use and Naphill Road shall consist of a 10' landscape buffer with a living screen including one canopy tree for each 30 linear feet and evergreen shrubs. The evergreen shrubs shall be a minimum of three feet in height when measured immediately after planting and placed no further apart than three feet on center.
3. In addition, where fencing does not already exist adjacent to Naphill Road and along any single family residential zoning or use, an ornamental iron fence with masonry columns spaced a maximum of 20' on center shall be constructed on the property line.