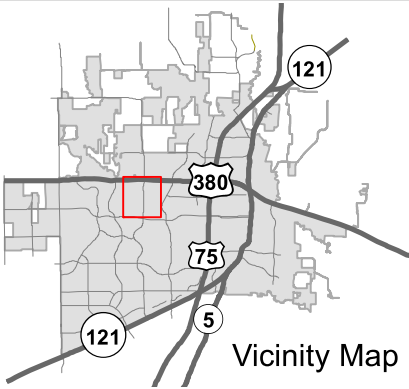
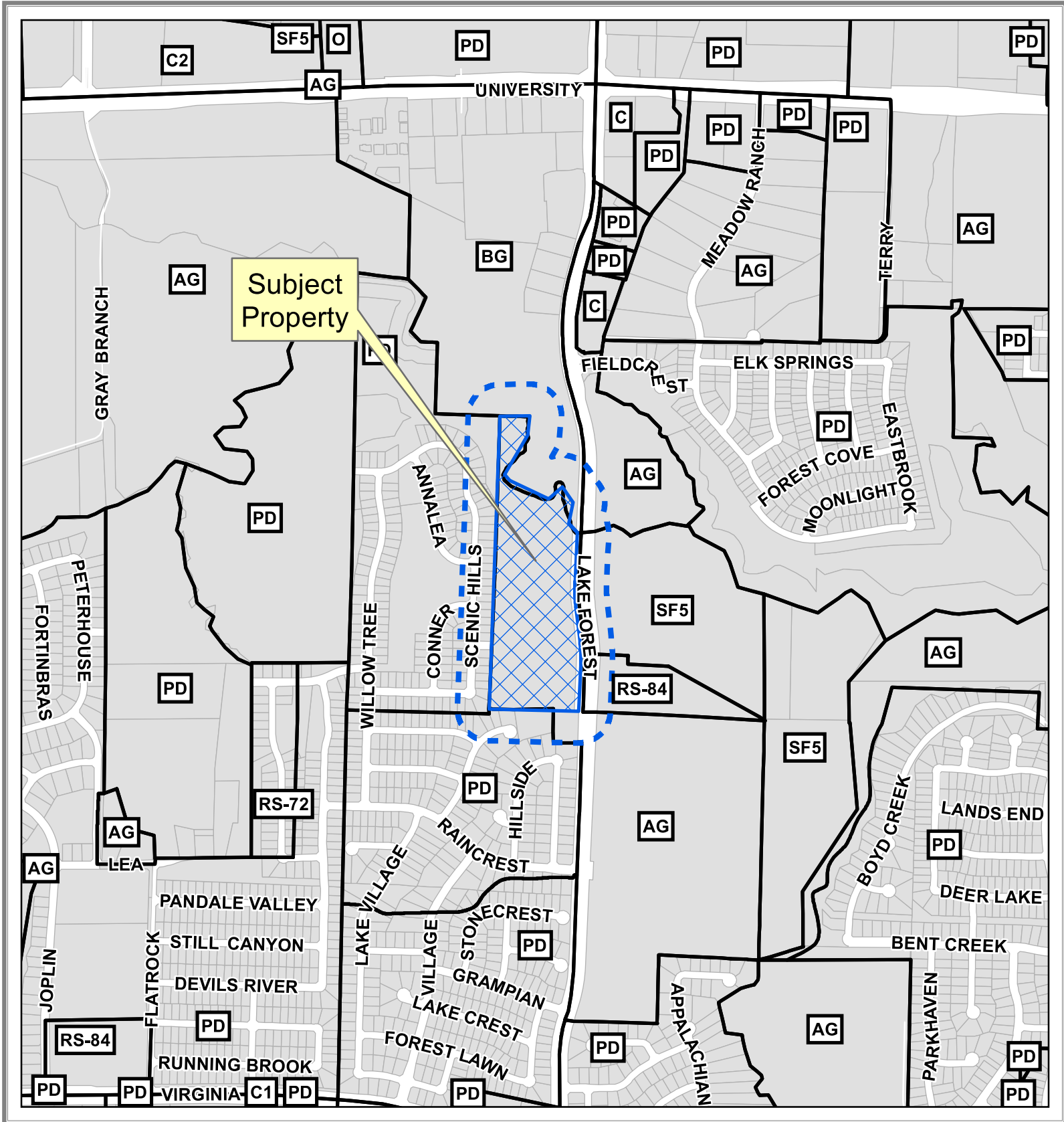


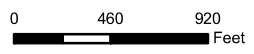
Exhibit A



Property Owner Notification Map

ZONE2020-0005

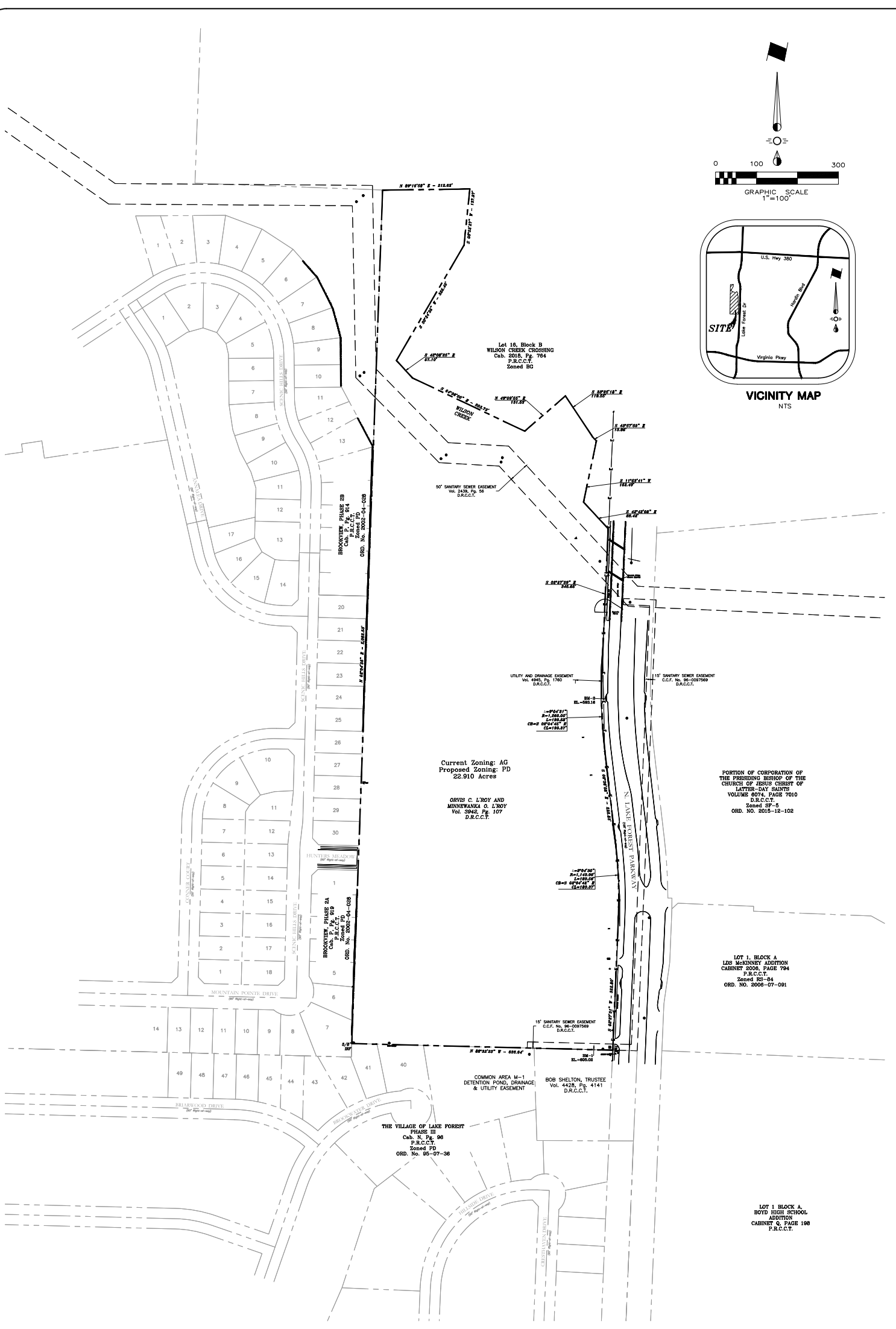
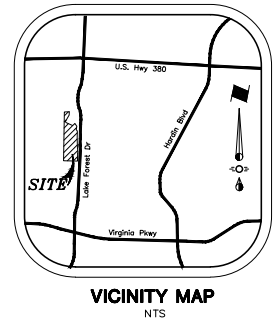
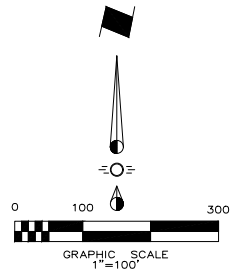
----- 200' Buffer



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



CROSS ENGINEERING CONSULTANTS
 1730 W. Virginia Street
 972.562.4409
 McKinney, Texas 75069
 Texas P.E. Firm No. F-5935

| | | |
|-----------|-------------|---------|
| Drawn By: | Checked By: | Scale: |
| C.E.C.I. | C.E.C.I. | 1"=100' |

ZONING EXHIBIT
 Pecan Hill
 McKinney, Texas

Exhibit C

Planned Development Regulations

The subject property shall develop in accordance with section 146-106 ("SF5" – Single Family Residential District) of the Zoning Ordinance, and as amended, except as noted below:

1. Space Limits

- a. Minimum lot width: 50'
- b. Minimum lot area: 5,000 square feet
- c. Minimum front yard setback: 20'
- d. Minimum side yard setback: 5'
- e. Minimum side yard abutting streets: 15'
- f. Minimum rear yard: 10'
- g. Minimum lot depth: 100'
- h. Mean lot size shall be 6,500 square feet.
- i. Median lot size shall be 6,000 square feet.

2. Enhancements

- a. The development shall include a natural hike/bike trail in the northern floodplain/open space.
- b. The usable open space within this development shall incorporate a connection to the natural trail that will be installed in the northern floodplain.
- c. Enhanced landscaping shall be provided at the entryway.
 - i. A stone monument with cast stone caps and cast stone water table shall be incorporated at the entrance of the development
 - ii. There will be a bed of shrubs and groundcover in front of or around the entry monument.
- d. In addition to the requirements set forth in Section 142-106(b)(table 2), the developer will include a minimum 50% of length of the screening to have bed of shrubs and groundcover and two ornamentals for every 50 linear feet to use as an enhancement.

3. Landscape Requirements

- a. All residential lots shall include the following:
 - i. A minimum of one (1) canopy tree and two (2) ornamental trees, with at least one (1) canopy tree be planted in the front and one (1) ornamental tree in the back.

All other regulations applicable to residential developments, including, but not limited to, Section 146-135 and Section 142-106 (Landscape Requirements) shall apply.