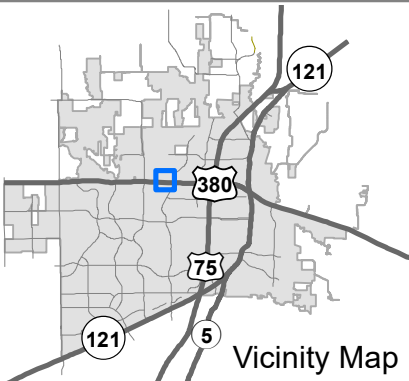
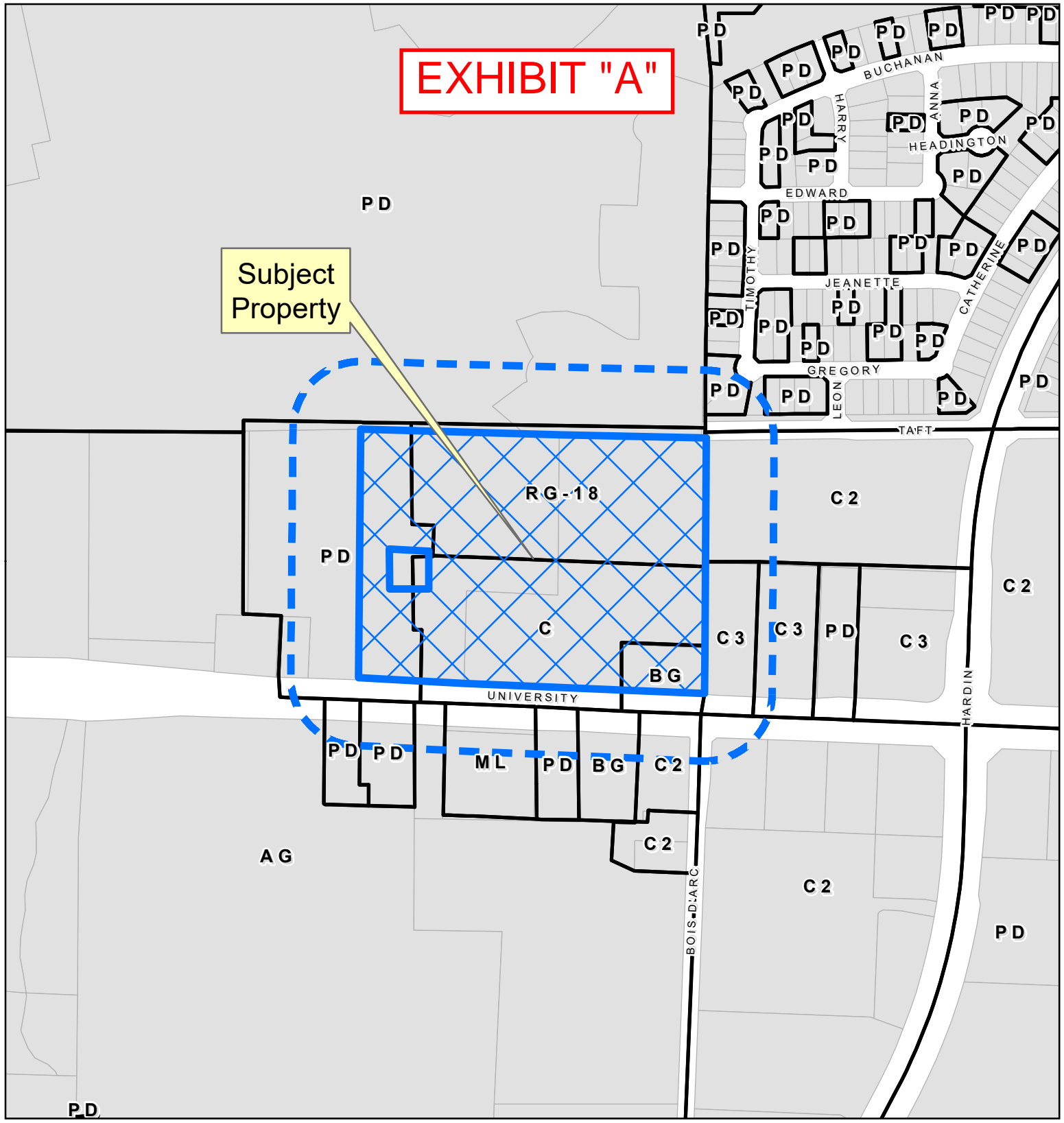


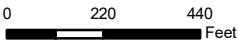
# EXHIBIT "A"

Subject Property



## Property Owner Notification Map

ZONE2021-0062



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"

## LEGAL DESCRIPTION OVERALL TRACT WILLIAM HUNT SURVEY, ABS 450. TRACT 24 + 49

**BEING** a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, all of two tracts conveyed to 380 North Retail/Mf Ltd, by special warranty deeds recorded in Instruments No. 202110114000090470 and No. 202000904001497270 of the Official Public Records of Collin County, Texas and being all of a called 20.7479 acres tract of land being more particularly described as follows;

**BEGINNING** at an aluminum disk stamped "TxDOT 614" found on the north right-of-way line of West University Drive (U.S. Highway 380) (a variable width right-of-way) for the southeast corner of a called 5.9440 acres tract of land described in Warranty Deed to H. R. Lewis recorded in Instrument No. 19911216000702600 of said Official Public Records;

**THENCE** departing along said north right-of-way line South 88°26'42" East, a distance of 187.53 feet to an aluminum disk stamped "TxDOT 618" found,

**THENCE** continuing along said north right-of-way line South 87°39'43" East, a distance of 163.04 feet to a 1/2" iron rod with red cap found;

**THENCE** continuing along said north right-of-way line, South 87°39'43" East, a distance of 519.72 feet to an aluminum disk stamped "TxDOT 624" found on said north right-of-way line for the southwest corner of a called 0.988 of an acre tract of land described in Special Warranty Deed with Vendor's Lien to Corner Acquisitions Fund, LLC recorded in Instrument No. 2017081600195310 of said Official Public Records and being a southeast corner of said 20.7479 acres tract;

**THENCE** continuing along the west line of said 0.988 of an acre tract, North 36°35'14" West, a distance of 155.46 feet to an iron rod found for the northwest corner of said 0.988 of an acre tract and being a southeast corner of said 20.7479 acres tract;

**THENCE** continuing along the north line of said 0.988 of an acre tract, South 87°43'35" East, a distance of 277.68 feet to a PK nail found on the west line of Lot 2R, Block A, Headington Heights Addition, an addition to the City of McKinney according to the minor replat recorded in Instrument No. 20141210010004140 of said Official Public Records and being a southeast corner of said 20.7479 acres tract;

**THENCE** continuing along the west line of said Lot 2R, North 00°51'28" East, a distance of 283.76 feet to an iron rod found for the northwest corner of said Lot 2R and Lot 3R, Block A Headington Heights Addition, an addition to the City of McKinney according to the amending plat recorded in Instrument No. 20150130010000410 of said Official Public Records;

## EXHIBIT "B"

**THENCE** continuing along the west line of said Lot 3R, North 00°51'06" East, a distance of 403.33 feet to a 1/2" iron rod with "RPLS 5439" cap found for the northwest corner of said Lot 3R and a southwest corner of the right-of-way line of Taft Lane (a variable width right-of-way);

**THENCE** continuing along the west line of right-of-way, North 07°36'57" West, a distance of 5.37 feet to a 1/2" iron rod with "RPLS 5190" cap found for a southwest corner of said right-of-way line and being the northeast corner of said 20.7479 acres tract;

**THENCE** continuing along the south line of right-of-way, North 88°31'38" West, a distance of 469.65 feet to an iron rod found for a southwest corner of said right-of-way line and a southeast corner of a called 1,102.1700 acres tract of land described in Special Warranty Deed to Jen Texas 22 LLC recorded in Instrument No. 202000904001497270 of said Official Public Records;

**THENCE** continuing along a south line of said 1,102.170 acres tract, South 88°31'38" East, a distance of 469.65 feet to a 1/2" iron rod with a red cap found;

**THENCE** continuing along the south line of said 1,102.1700 acres tract, North 88°22'08" West, a distance of 495.25 feet to 1/2" iron rod with "PBS&J" plastic cap found;

**THENCE** continuing along south line of said 1,102.1700 acres tract North 88°32'08" West, a distance of 165.01 feet to a 5/8" iron rod with "KHA" plastic cap found for the northeast corner of said 5.9440 acres tract and being the northwest corner of said 20.7479 acres tract;

**THENCE** continuing along east line of said 5.9440 acres tract South 00°50'02" West, a distance of 835.22 feet to **POINT OF BEGINNING** and containing 21.1441 gross acres or 921,035.0540 square feet of land.

### **SAVE AND EXCEPT**

All of that called 0.40 of an acre cemetery tract of land described in document recorded in Volume 27, Page 418, Land Records, Collin County, Texas resulting in 20.7479 net acres or 903,778.5049 net square feet of land.

# EXHIBIT "B"

## LEGAL DESCRIPTION TRACT 1

**BEING** a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being part of two tracts conveyed to 380 North Retail/Mf Ltd, by special warranty deeds recorded in Instruments No. 202110114000090470 and No. 202000904001497270 of the Official Public Records of Collin County, Texas and being all of a called 13.0195 acres tract of land being more particularly described as follows;

**BEGINNING** at a point on the north right-of-way line of West University Drive (U.S. Highway 380) (a variable width right-of-way) South 87°39'43" East, a distance of 71.99 feet from an aluminum disk stamped "TxDOT 618" found in the said north right-of-way line;

**THENCE** continuing along said north right-of-way line South 87°39'43" East, a distance of 91.06 feet to a 1/2" iron rod with red cap found;

**THENCE** continuing along said north right-of-way line South 87°39'43" East, a distance of 48.99 feet;

**THENCE** continuing North 42°45'00" East, a distance of 41.08 feet;

**THENCE** continuing North 2°15'00" East, a distance of 326.00 feet;

**THENCE** continuing South 87°45'00" East, a distance of 767.91 feet to a point on the west line of Lot 2BR, Block A, Headington Heights Addition, an addition to the City of McKinney according to the minor replat recorded in Instrument No.20141210010004140 of said Official Public Records'

**THENCE** continuing along the west line of said Lot 2BR, North 00°51'28" East, a distance of 83.21 feet to an iron rod with cap found for the northwest corner of said Lot 2R and southwest corner of Lot 3R, Block A Headington Heights Addition, an addition to the City of McKinney according to the amending plat recorded in Instrument No. 20150130010000410 of said Official Public Records;

**THENCE** continuing along the west line of said Lot 3R, North 00°51'06" East, a distance of 403.33 feet to a 1/2" iron rod with "RPLS 5439" cap found for the northwest corner of said Lot 3R and a southwest corner of the right-of-way line of Taft Lane (a variable width right-of-way);

**THENCE** continuing along the west line of right-of-way, North 07°36'57" West, a distance of 5.37 feet to a 1/2" iron rod with "RPLS 5190" cap found for a southwest corner of said right-of-way line and being the northeast corner of said 20.7479 acres tract;

## EXHIBIT "B"

**THENCE** continuing along the south line of right-of-way, North 88°31'38" West, a distance of 469.65 feet to an iron rod found for a southwest corner of said right-of-way line and a southeast corner of a called 1,102.1700 acres tract of land described in Special Warranty Deed to Jen Texas 22 LLC recorded in Instrument No. 202000904001497270 of said Official Public Records;

**THENCE** continuing along a south line of said 1,102.170 acres tract, South 88°31'38" East, a distance of 469.65 feet to a 1/2" iron rod with a red cap found;

**THENCE** continuing along the south line of said 1,102.1700 acres tract, North 88°22'08" West, a distance of 495.25 feet to 1/2" iron rod with "PBS&J" plastic cap found;

**THENCE** continuing along south line of said 1,102.1700 acres tract North 88°32'08" West, a distance of 165.01 feet to a 5/8" iron rod with "KHA" plastic cap found for the northeast corner of said 5.9440 acres tract and being the northwest corner of said 20.7479 acres tract;

**THENCE** continuing along south line of said 1,102.1700 acres tract North 88°32'08" West, a distance of 165.01 feet to a 5/8" iron rod with "KHA" plastic cap found for the northeast corner of corner of a called 5.9440 acres tract of land described in Warranty Deed to H. R. Lewis recorded in Instrument No. 19911216000702600 of said Official Public Records and being the northwest corner of said 20.7479 acres tract;

**THENCE** continuing along east line of said 5.9440 acres tract South 00°50'02" West, a distance of 401.19 feet to a point on the east line of said 5.9440 acres tract;

**THENCE** continuing South 89°55'09" West, a distance of 98.93 feet to a point on the northwest corner of Buckner Cemetery;

**THENCE** continuing South 89°55'09" West, a distance of 132 feet to a point on the northeast corner of Buckner Cemetery;

**THENCE** continuing South 00°04'51" West, a distance of 85.71 feet to a point on the on the east line of of Buckner Cemetery;

**THENCE** continuing South 87°45'00" East, a distance of 166.21 feet;

**THENCE** continuing South 02°15'00" East, a distance of 324.88 feet;

**THENCE** continuing South 47°17'38" West, a distance of 42.39 feet to **POINT OF BEGINNING** and containing 13.0195 gross acres or 567,127.3338 square feet of land.

# EXHIBIT "B"

## LEGAL DESCRIPTION TRACT 2

**BEING** a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being part a tract conveyed to 380 North Retail/Mf Ltd, by special warranty deeds recorded in Instrument No. 202000904001497270 of the Official Public Records of Collin County, Texas and being a called 2.4205 acres tract of land being more particularly described as follows;

**BEGINNING** at an aluminum disk stamped "TxDOT 614" found in the north right-of-way line of West University Drive (U.S. Highway 380) (a variable width right-of-way) for the southeast corner of a called 5.9440 acres tract of land described in Warranty Deed to H. R. Lewis recorded in Instrument No. 19911216000702600 of said Official Public Records;

**THENCE** departing along said north right-of-way line South 88°26'42" East, a distance of 187.53 feet to an aluminum disk stamped "TxDOT 618" found,

**THENCE** continuing along said north right-of-way line South 87°39'43" East, a distance of 71.99 feet to a point on said north right-of-way line;

**THENCE** continuing North 47°17'38" East, a distance of 42.39 feet;

**THENCE** continuing North 02°15'00" East, a distance of 324.88 feet;

**THENCE** continuing North 87°45'00" East, a distance of 66.21 feet to a point on the east line of Buckner Cemetery;

**THENCE** continuing South 00°04'51" West, a distance of 46.29 feet to the southeast corner of Buckner Cemetery;

**THENCE** continuing North 89°55'09" West, a distance of 132.00 feet to the southwest corner of Buckner Cemetery;

**THENCE** continuing North 00°04'51" East, a distance of 132.00 feet to the northwest corner of Buckner Cemetery;

**THENCE** continuing North 89°55'09" West, a distance of 98.93 feet to a point on the

**THENCE** continuing along east line of said 5.9440 acres tract South 00°50'02" West, a distance of 434.04 feet to **POINT OF BEGINNING** and containing 2.4205 gross acres or 105,437.1315 square feet of land.

# EXHIBIT "B"

## LEGAL DESCRIPTION TRACT 3

**BEING** a tract of land situated in the William Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, all of two tracts conveyed to 380 North Retail/Mf Ltd, by special warranty deeds recorded in Instruments No. 202110114000090470 and No. 202000904001497270 of the Official Public Records of Collin County, Texas and being a called 5.3041 acres tract of land being more particularly described as follows;

**BEGINNING** at a point on the north right-of-way line of West University Drive (U.S. Highway 380) (a variable width right-of-way) South 87°39'43" East, a distance of 48.99 feet from a 1/2" iron rod with red cap found;

**THENCE** departing along said north right-of-way line, South 87°39'43" East, a distance of 470.49 feet to an aluminum disk stamped "TxDOT 624" found in said north right-of-way line for the southwest corner of a called 0.988 of an acre tract of land described in Special Warranty Deed with Vendor's Lien to Corner Acquisitions Fund, LLC recorded in Instrument No. 2017081600195310 of said Official Public Records;

**THENCE** continuing along the west line of said 0.988 of an acre tract, North 36°35'14" West, a distance of 155.46 feet to an iron rod found for the northwest corner of said 0.988 of an acre tract;

**THENCE** continuing along the north line of said 0.988 of an acre tract, South 87°43'35" East, a distance of 277.68 feet to a PK nail found on the west line of Lot 2R, Block A, Headington Heights Addition, an addition to the City of McKinney according to the minor replat recorded in Instrument No. 20141210010004140 of said Official Public Records;

**THENCE** continuing along the west line of said Lot 2R, North 00°51'28" East, a distance of 200.35 feet to a point on the west line of said Lot 2R'

**THENCE** continuing North 87°45'00" East, a distance of 767.91 feet;

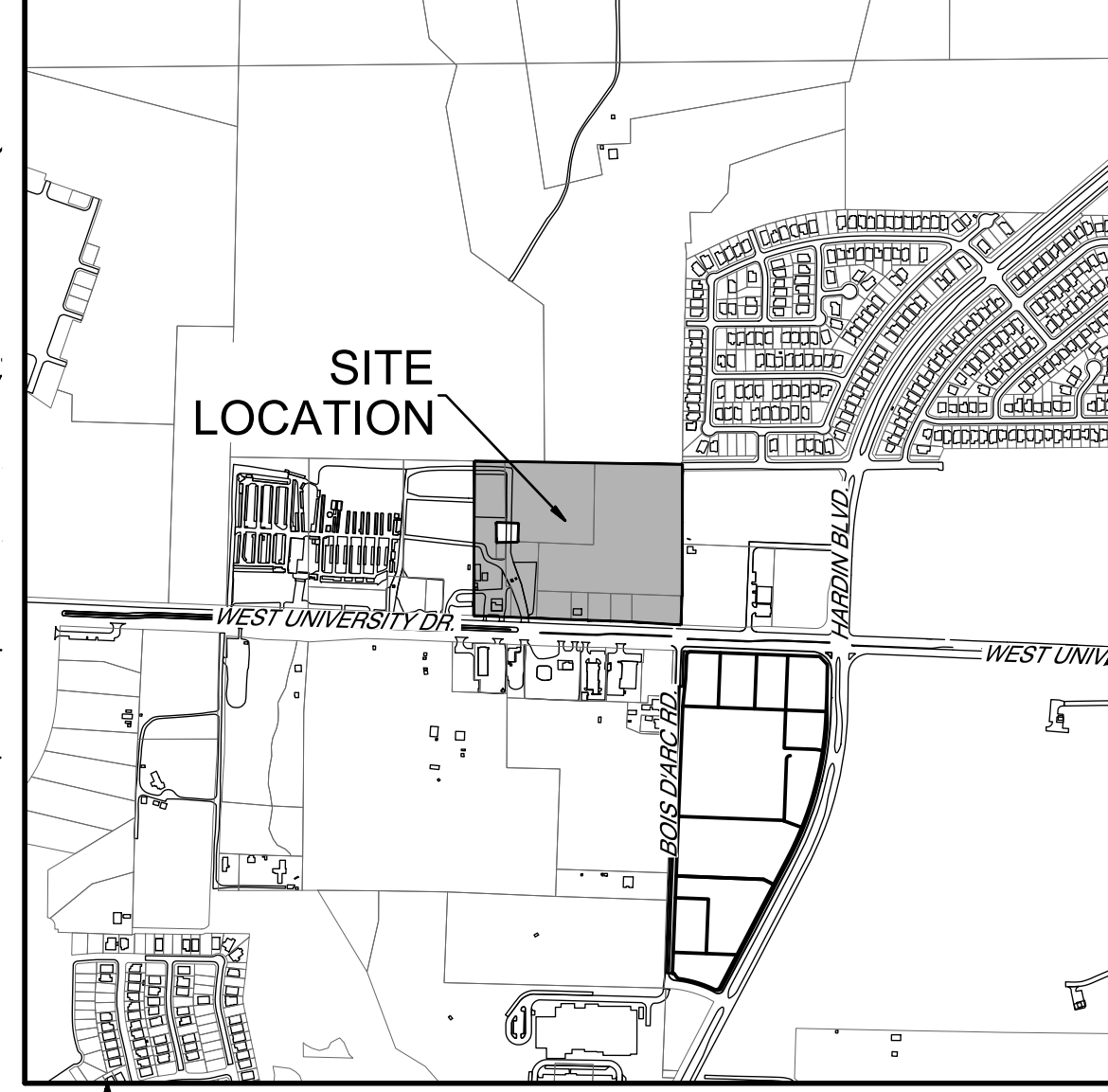
**THENCE** continuing South 02°15'00" West, a distance of 326.00 feet;

**THENCE** continuing South 42°45'00" West, a distance of 41.08 feet to **POINT OF BEGINNING** and containing 5.3041 gross acres or 231,046.5887 square feet of land.

**EXHIBIT "C"**

PER ONE MCKINNEY 2040 COMMUNITY PLAN  
PROFESSIONAL CENTER  
MEDICAL DISTRICT  
PROFESSIONAL CAMPUS PLACETYPE

JEN TEXAS 22, LLC  
ABS A0450 WILLIAM H HUNT SURVEY  
1,102.1700 ACRES  
INST. NO. 202000904001497270 O.P.R.C.C.T.  
CURRENT ZONING: PD 2021-01-0006



LOCATION MAP  
SCALE: 1"=1000'-0"

THIS DOCUMENT REPRESENTS THE DESIGN AS ISSUED AS AN INSTRUMENT OF SERVICE FOR THE SUBJECT PROJECT. CABRE & ASSOCIATES, INC. MAKES NO WARRANTY, WHETHER THE PROJECT IS EXECUTED OR NOT AND IT SHALL NOT BE USED FOR ANY OTHER PROJECTS OR EXTENSIONS TO THESE PROJECTS UNLESS AUTHORIZED IN WRITING BY CABRE & ASSOCIATES, INC.

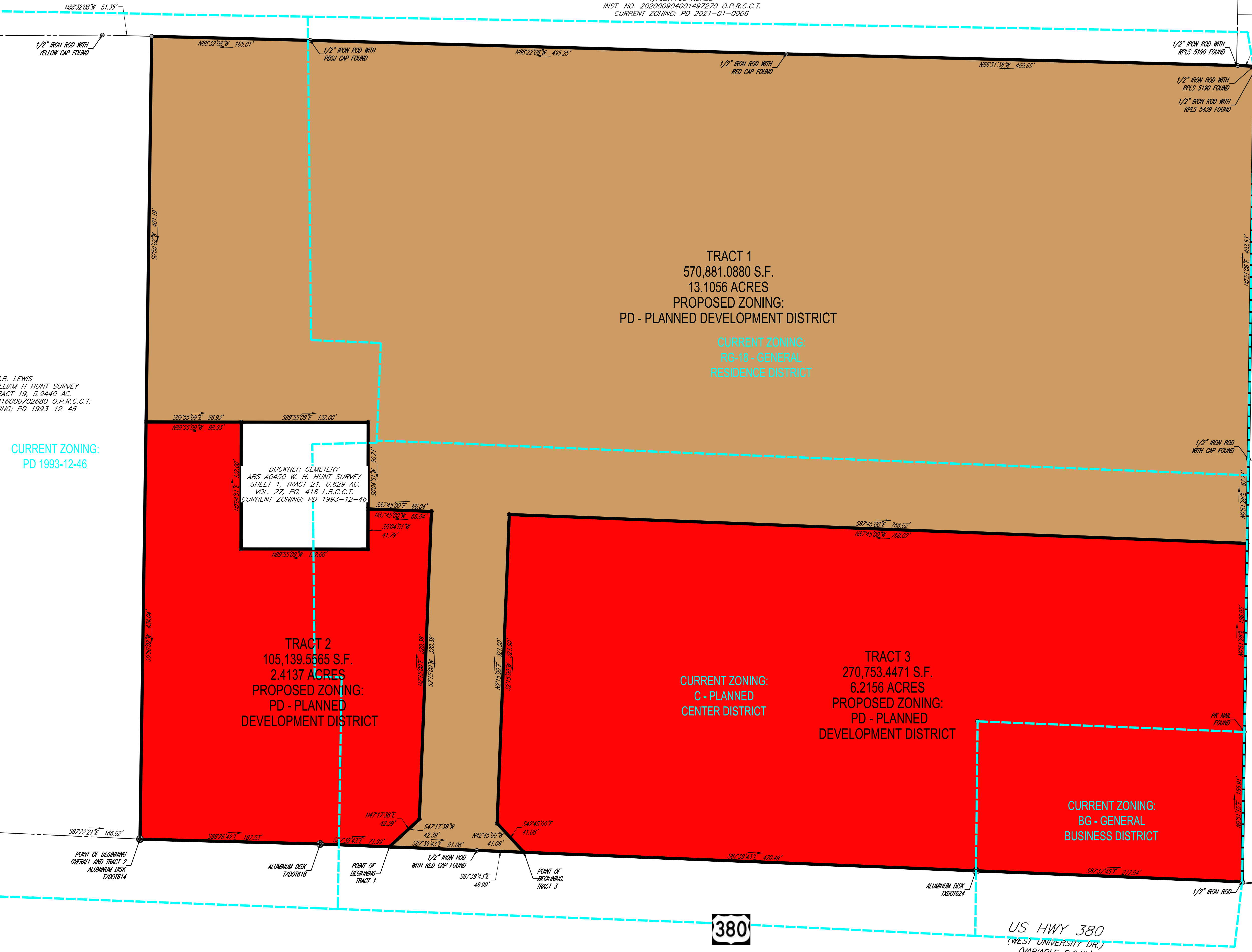
**CABRE & ASSOCIATES**  
INCORPORATED  
1110 COWAN RD.  
CELINA, TX 75009

**380 NORTH RETAIL & MF**  
4000, 4008 & 4202 WEST UNIVERSITY DRIVE  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

**Cabre & Associates**  
INCORPORATED  
1110 COWAN RD., SUITE 200  
CELINA, TEXAS 75009  
PHONE: 214-518-9222  
WWW.CABRE.COM

**ZONING EXHIBIT**

DRAWING TITLE: ZONING EXHIBIT  
DATE: SEPTEMBER 6, 2021  
SCALE: 1"=50'  
JOB NUMBER: 20-19  
DRAWING NUMBER: ZE



H.R. LEWIS  
ABS A0450 WILLIAM H HUNT SURVEY  
SHEET 1, TRACT 19, 5.9440 AC.  
INST. NO. 19911216000702680 O.P.R.C.C.T.  
CURRENT ZONING: PD 1993-12-46

MCKINNEY SH III, TD.  
HEADINGTON HEIGHTS ADDITION  
BLK A, LOT 3R, AMENDING, 8.221 AC.  
INST. NO. 20190131000104710 O.P.R.C.C.T.  
CURRENT ZONING: C2 - LOCAL COMMERCIAL DISTRICT

MCKINNEY U AVE PARTNERS, LLC  
HEADINGTON HEIGHTS ADDITION  
BLK A, LOT 2BR, REPLAT, 3.84 AC.  
INST. NO. 2017081600108430 O.P.R.C.C.T.  
CURRENT ZONING: C3 - REGIONAL COMMERCIAL DISTRICT

DARRELL W. AND KAREL E. LEWIS  
AND HAROLD R. LEWIS  
ABS A0450 WILLIAM H HUNT SURVEY  
SHEET 1, TRACT 25, 0.486 AC.  
DOC. NO. 20190225001919893 TRACT TWO  
CURRENT ZONING: PD 1993-12-46

DENVIL MIXON  
ABS A0450 WILLIAM H HUNT SURVEY  
SHEET 2, TRACT 38, 37.0075 AC.  
VOLUME 737, PAGE 751 D.R.C.C.T.  
CURRENT ZONING: AG - AGRICULTURAL DISTRICT

380 PROPERTY INC.  
BLK 380 ADDITION  
BLOCK A, LOT 2, 0.7950 AC.  
CURRENT ZONING: PD 2014-14-065

DAVID V BLOCK INVESTMENTS, LLC  
DAP 380 ADDITION  
BLOCK A, LOT 2, 1.1130 AC.  
CURRENT ZONING: PD 2006-10-120

JIM FURLONG  
ABS A0450 WILLIAM H HUNT SURVEY  
BLOCK A, LOT 2, 1.1130 AC.  
VOLUME 666, PAGE 329 D.R.C.C.T.  
CURRENT ZONING: AG - AGRICULTURAL DISTRICT

J2 SERVICES INC. DBA JBS EXPRESS  
HAZEL BOREN SUB-DIVISION (CMC)  
BLOCK A, LOT 1, 2.1034 AC.  
CURRENT ZONING: ML - LIGHT MANUFACTURING DISTRICT

COLLIN COUNTY FARM BUREAU  
HAZEL BOREN SUB-DIVISION (CMC)  
BLOCK A, LOT 2, 0.9658 AC.  
VOLUME 666, PAGE 329 D.R.C.C.T.  
CURRENT ZONING: PD 2006-10-095

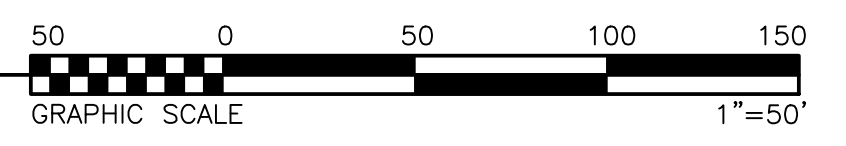
DONAL M MOTSENBOCKER  
NEWS ADDITION (CMC)  
BLOCK A, LOT 1, 1.2420 AC.  
CABINET N, SLIDE 331 P.R.C.C.T.  
CURRENT ZONING: BG - GENERAL BUSINESS DISTRICT

MCKINNEY 380 SOUTH RETAIL LTD  
NEWS ADDITION (CMC)  
BLOCK A, LOT 2, 1.0740 AC.  
INST. NO. 20210119000105830 O.P.R.C.C.T.  
CURRENT ZONING: BG - GENERAL BUSINESS DISTRICT

MCKINNEY SH I, LTD.  
380 COMMONS AT  
HEADINGTON HEIGHTS  
BLOCK A, LOT 1  
CURRENT ZONING: C2 - LOCAL COMMERCIAL DISTRICT

MCKINNEY SH I, LTD.  
380 COMMONS AT  
HEADINGTON HEIGHTS  
BLOCK A, LOT 2  
CURRENT ZONING: C2 - LOCAL COMMERCIAL DISTRICT

**1 ZONING EXHIBIT**  
SCALE: 1"=50'-0"



FILE NAME: Mckinney - Exhibits - Exhibit X50.dwg  
FILE PATH: E:\Dropbox (CD)\C&A\Projects\2020\20-19 380 North Retail and MF, McKinney, TX\Civil\Drawings\Sheets\Exhibits\Zoning\20-19 ZE-Zoning Exhibit x50.dwg



# EXHIBIT "D"

## DEVELOPMENT REGULATIONS

- 1) **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.
  
- 2) **Tract 1 – Multiple Family Residential**. The following regulations apply to Tract 1 on the Zoning Exhibit:
  - A) **Zoning district**: Development of Tract 1 shall comply with the requirements described in Section 146-81, MF-3 – Multiple Family Residential – Medium-High Density and as amended, of the Code of Ordinances City of McKinney except as follows;
  
  - B) **Space Limits**: Development of Tract 1 shall comply with the requirements described in the following sections:
    - I) Maximum height of structure shall be three (3) stories, not to exceed 45’
    - II) Maximum density: 21 dwelling units per gross acre
  
  - C) **Parking**: Development of Tract 1 shall comply with the requirements described in Section 146-130, Vehicle Parking, and as amended of the Code of Ordinances City of McKinney, except for the following:
    - I) Parking requirements, Dwellings, multiple family: No less than 50% of the units shall be covered, with at least 30% enclosed.
  
  - D) **Screening**: Development of Tract 1 shall comply with the requirements described in Section 146-132 and as amended, except for
    - I) Along the portion of Tract 1 where side yards have direct adjacency to Tract 2 and Tract 3, screening shall not be required.
  
  - E) **Landscape Requirements**: Development of Tract 1 shall comply with the requirements described in Section 146-135 and as amended except for
    - I) Along the portion of Tract 1 where side yards have direct adjacency to Tract 2 and Tract 3, required landscape buffers and perimeter trees shall not be required.
  
- 3) **Tract 2 and 3– Commercial**. The following regulations apply to Tracts 2 and 3 on the Zoning Exhibit:
  - A) **Zoning district**: Development of Tracts 2 and 3 shall comply with the requirements described in Section 146-112, C-2 – Local Commercial district and as amended, of the Code of Ordinances City of McKinney.

# EXHIBIT "D"

- B) Landscape Requirements: Development of Tract 1 shall comply with the requirements described in Section 146-135 and as amended except for
- I) Along the portion of Tracts 2 and 3 where side yards have direct adjacency to Tract 1, Tracts 2 and 3 shall have a 5' Vehicular Use Buffer that will be planted with ornamentals 1 per 30 ft.
- 4) Exceptional quality or innovative design. The development shall provide the following enhancements to meet the PD's provisions of exceptional quality or innovative design.
- I) All required trees shall be 6 inches in Caliper at the time of planting on all tracts.
  - II) 15% of Tract 2 and Tract 3 shall be dedicated to living landscaping.
  - III) 20% of Tract 1 shall be dedicated to living landscaping.
  - IV) On Tract 2 and Tract 3, required street trees shall be planted at a ratio of 1 tree every 30 feet.
  - V) Pedestrian crossings and major intersections shall be distinguishable through the use of colored stamped concrete, brick pavers or some other means.
  - VI) The number of required amenities for multi-family shall be increased by two (2) additional amenities.