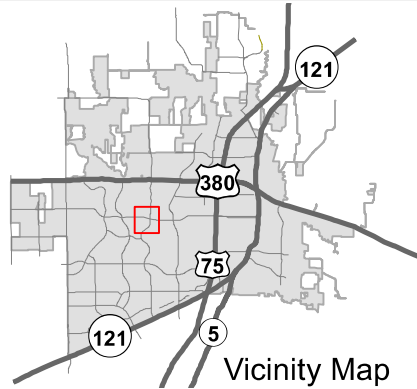
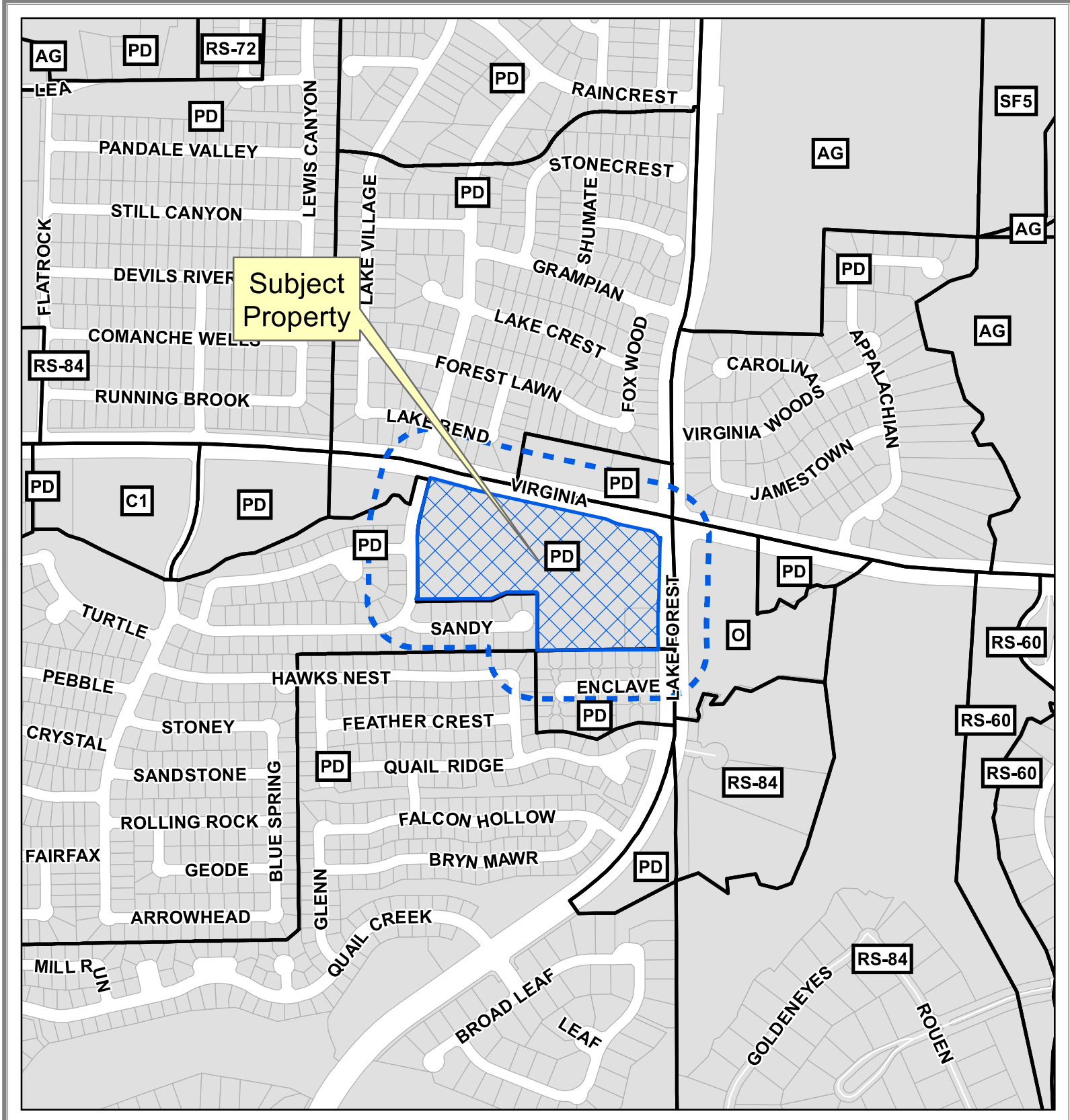
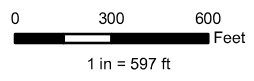


# EXHIBIT A



## Property Owner Notification Map

20-0004Z



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

## LEGAL DESCRIPTION

BEING a tract of land situated in the City of McKinney out of the James McReynolds Survey, Abstract No. 578 and being the remainder of a 24.768 acre tract of land conveyed to the Joplin Partners, Ltd. according to the deed recorded in (Clerk's File No. 97-0044998), and also being all of a 0.712 acre tract of land conveyed to Joplin Partners, Ltd. according to the deed recorded in Volume 3927, Page 689, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as ½ inch iron rod set) in the southerly right-of-way line of Virginia Parkway (120' right-of-way), and in the east right-of-way of Lake Forest Drive (120' right-of-way), the northeast corner of said remainder tract;

THENCE along the common line of said remainder tract and said west right-of-way line, South 01 degree 35 minutes 24 seconds West, a distance of 290.13 feet to a ½" iron rod found with plastic cap stamped "Huitt-Zollars", the beginning of a curve to the left;

THENCE continuing along said common line, along said curve to the left through a central angle of 02 degrees 28 minutes 53 seconds and radius of 4060.00, an arc length of 139.32 feet, a chord bearing of South 00 degrees 48 minutes 20 seconds West, a chord distance of 139.30 feet to a ½" iron rod set for the end of said curve.

THENCE continuing along said common line, South 00 degrees 25 minutes 34 seconds East, a distance of 54.99 feet to a ½" iron rod found with a plastic cap stamped "Huitt-Zollars", the southeast corner of said 0.712 acre tract, and being the northeast corner of Block A, The Enclave at Stonebridge Ranch, according to the plat recorded in Cabinet J, Page 871, Map Records, Collin County, Texas;

THENCE, departing said westerly right-of-way line, and along the common line of said 0.712 acre tract and said Block A, South 89 degrees 47 minutes 23 seconds West, passing the southwest corner of said 0.712 acre tract at 206.65 feet, and continuing along the common line of said remainder tract and said Block A for a total distance of 559.59 feet to a ½" inch iron rod found, the southeast corner of Block D, Stone Brooke Crossing, Phase 1, according to the plat recorded in Cabinet K, Page 21, Map Records Collin County, Texas;

THENCE, along, the common line of said Block D and said remainder tract, North 00 degrees 12 minutes 21 seconds West, passing the northeast corner of said Block D, the southeast corner of Block C of said Stone Brooke Crossing, Phase 1 at 139.35 feet and continuing along the common line of said remainder tract and said Block C for a total distance of 269.70 feet to a fence corner post found for the northeast corner of said Block C;

THENCE continuing along said common line, South 89 degrees 40 minutes 32 seconds West, a distance of 140.19 feet to a 3/8" iron rod found;

THENCE continuing along said common line, South 66 degrees 35 minutes 09 seconds West, a distance of 75.98 feet to a 3/8" iron rod found;

THENCE continuing along said common line, South 89 degrees 52 minutes 02 seconds West, a distance of 348.32 feet to a 5/8" iron rod found at the northwest corner of said Block C, the southwest corner of said remainder tract, and lying in the easterly right-of-way line of Village Drive, as dedicated by the plat of said Stone Brooke Crossing, Phase 1 (50' right-of-way at this point), the beginning of a curve to the left;

THENCE, along the common line of said remainder tract and said easterly right-of-way line, through a central angle of 14 degrees 28 minutes 37 seconds, a radius of 200.00 feet, an arc length of 50.53 feet,

a chord bearing of North 07 degrees, 04 minutes, 45 seconds East, a chord distance of 50.40 feet to a ½" iron rod set for the end of said curve;

THENCE, continuing along said common line, North 00 degrees 09 minutes 34 seconds West, a distance of 223.81 feet to a ½" iron rod set for the beginning of a curve to the right;

THENCE, continuing along said common line, along said curve to the right through a central angle of 14 degrees 54 minutes 26 seconds a radius of 470.00 feet, an arc length of 122.28 feet, a chord bearing of North 07 degrees, 17 minutes 39 seconds East, a chord distance of 121.94 feet to a ½" iron rod set for the end of said curve;

THENCE, continuing along said common line, North 14 degrees 44 minutes 51 seconds East, a distance of 172.15 feet to an "X" cut set in concrete in the southerly right-of-way line of said Virginia Parkway, the northwest corner of said remainder tract;

THENCE, along the common line of said Virginia Parkway and said remainder tract, South 74 degrees 31 minutes 03 seconds East, a distance of 169.15 feet to a ½" iron rod set, the beginning of a curve to the left;

THENCE, continuing along said common line of said curve to the left through a central angle of 03 degrees 00 minutes 00 seconds, a radius of 2060.00 feet, an arc length of 107.86 feet, a chord bearing of South 76 degrees, 02 minutes, 21 seconds East, a chord distance of 107.85 feet to a ½" iron rod found, the end of said curve;

THENCE, continuing along said common line, South 77 degrees 31 minutes 09 seconds East, a distance of 558.48 feet to a ½" iron rod set for the beginning of a curve to the right;

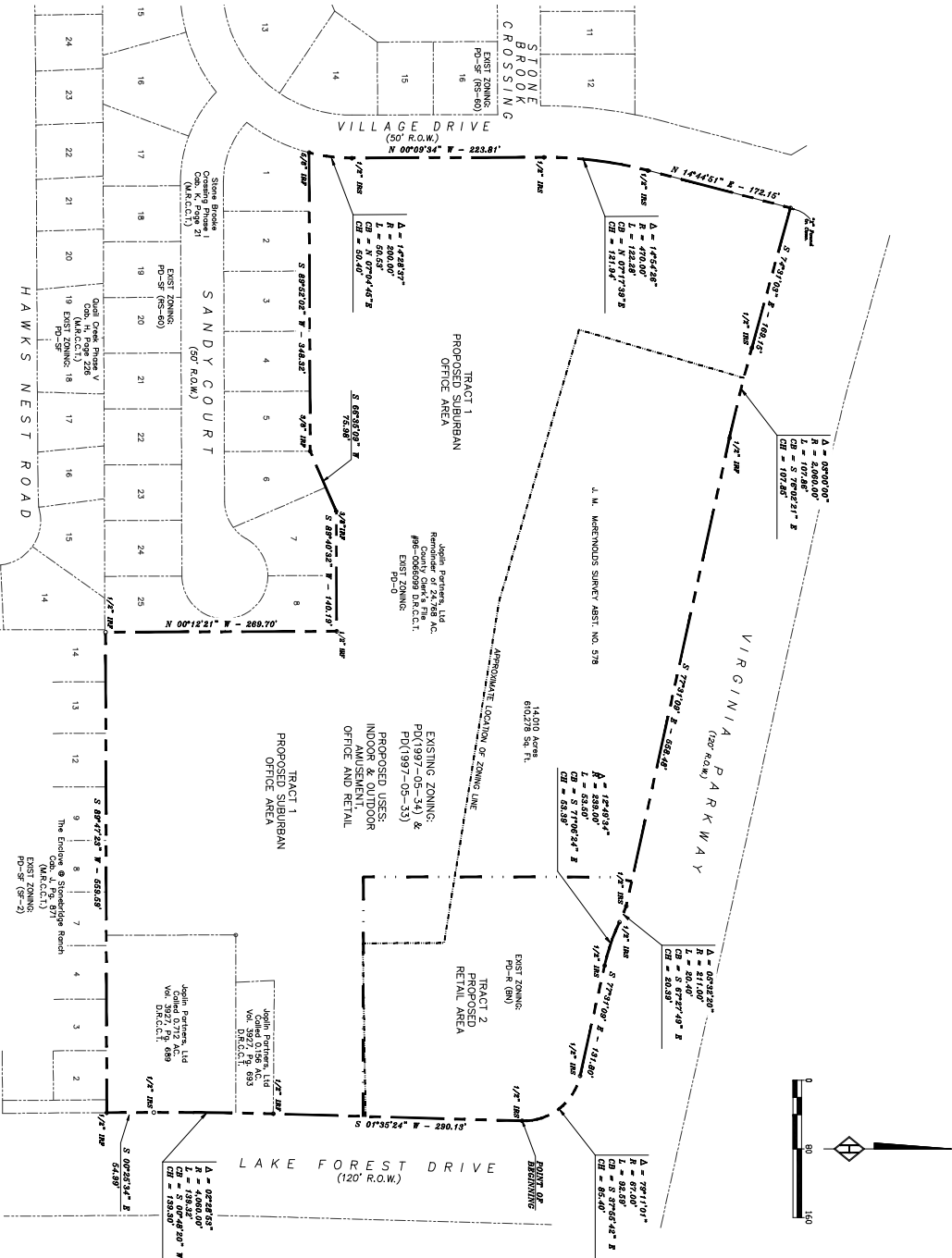
THENCE, continuing along said common line of said curve to the right through a central angle of 05 degrees 32 minutes 20 seconds a radius of 211.00 feet, an arc length of 20.40 feet, a chord bearing of South 67 degrees 27 minutes 49 seconds East, a chord distance of 20.39 feet to a ½" iron rod set for a reverse curve to the left;

THENCE, continuing along said common line of said curve to the left through a central angle of 12 degrees 49 minutes 34 seconds, a radius of 239.00 feet, an arc length of 53.50 feet, a chord bearing of South 71 degrees 06 minutes 24 seconds East, a chord distance of 53.39 feet to a ½" iron rod set for the end of said curve;

THENCE, continuing along said common line, South 77 degrees 31 minutes 09 seconds East, a distance of 131.80 feet to a ½" iron rod set for the beginning of a curve to the right;

THENCE, continuing along said common line and said curve to the right through a central angle of 79 degrees 11 minutes 01 seconds, a radius of 67.00 feet, an arc length of 92.59 feet, a chord bearing of South 37 degrees 55 minutes 42 seconds East, a chord distance of 85.40 feet TO THE POINT OF BEGINNING AND CONTAINING 610,278 SQUARE FEET OR 14.010 ACRES OF LAND, MORE OR LESS.

# EXHIBIT C



LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE CITY OF MCKINNEY OUT OF THE MATTER HEREINAFTER REFERRED TO AS ½ INCH IRON ROD SET WITH "BEISER & MANNING SURV" RED PLASTIC CAP (HEREINAFTER REFERRED TO AS ½ INCH IRON ROD SET) IN THE SOUTHERLY RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY (120' RIGHT-OF-WAY), AND IN THE EAST RIGHT-OF-WAY OF LAKE FOREST DRIVE (120' RIGHT-OF-WAY), THE NORTHEAST CORNER OF SAID REMAINDER TRACT;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID WEST RIGHT-OF-WAY LINE, SOUTH 01 DEGREE 35 MINUTES 24 SECONDS WEST, A DISTANCE OF 290.13 FEET TO A ½" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUIT-ZOLLARS", THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID COMMON LINE, ALONG SAID CURVE, TO THE LEFT THROUGH A CENTRAL ANGLE OF 02 DEGREES 28 MINUTES 53 SECONDS AND RADIUS OF 4060.00, AN ARC LENGTH OF 139.32 FEET, A CHORD BEARING OF SOUTH 00 DEGREES 48 MINUTES 20 SECONDS WEST, A CHORD DISTANCE OF 138.30 FEET TO A ½" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 00 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 54.99 FEET TO A ½" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "HUIT-ZOLLARS", THE SOUTHEAST CORNER OF SAID 0.712 ACRE TRACT AND BEING THE NORTHEAST CORNER OF BLOCK A, THE ENCLAVE AT STONEBRIDGE RANCH, ACCORDING TO THE PLAT RECORDED IN CABINET 1, PAGE 871, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID 0.712 ACRE TRACT AND SAID BLOCK A, SOUTH 89 DEGREES 47 MINUTES 23 SECONDS WEST, PASSING THE SOUTHWEST CORNER OF SAID 0.712 ACRE TRACT AT 206.65 FEET, AND CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID BLOCK A FOR A TOTAL DISTANCE OF 559.59 FEET TO A ½" INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF SAID REMAINDER TRACT, PHASE 1, ACCORDING TO THE PLAT RECORDED IN CABINET N, PAGE 21, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID BLOCK D AND SAID REMAINDER TRACT, NORTH 00 DEGREES 12 MINUTES 54 SECONDS BROOK CROSSING PHASE 1, CORNER OF SAID BLOCK D, THE SOUTHWEST CORNER OF SAID REMAINDER TRACT AND SAID BLOCK C FOR A TOTAL DISTANCE OF 289.70 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK C;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 89 DEGREES 40 MINUTES 32 SECONDS WEST, A DISTANCE OF 140.19 FEET TO A ½" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 66 DEGREES 35 MINUTES 09 SECONDS WEST, A DISTANCE OF 75.98 FEET TO A ½" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 89 DEGREES 42 MINUTES 02 SECONDS WEST, A DISTANCE OF 348.32 FEET TO A ½" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID BLOCK C, THE SOUTHWEST CORNER OF SAID REMAINDER TRACT AND LING IN THE EXISTING RIGHT-OF-WAY LINE OF VILLAGE DRIVE, AS INDICATED BY THE TO THE LEFT;

THENCE ALONG THE COMMON LINE OF SAID REMAINDER TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CHORD BEARING OF NORTH 07 DEGREES 07 MINUTES 49 SECONDS WEST, A CHORD DISTANCE OF 50.50 FEET TO A ½" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, NORTH 00 DEGREES 09 MINUTES 34 SECONDS WEST, A DISTANCE OF 223.81 FEET TO A ½" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 54 MINUTES 26 SECONDS A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 122.28 FEET, A CHORD BEARING OF NORTH 07 DEGREES 17 MINUTES 39 SECONDS EAST, A CHORD DISTANCE OF 121.94 FEET TO A ½" IRON ROD SET FOR THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, NORTH 14 DEGREES 44 MINUTES 51 SECONDS EAST, A DISTANCE OF 172.15 FEET TO AN "X" CUT SET IN CONCRETE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VIRGINIA PARKWAY, THE NORTHEAST CORNER OF SAID REMAINDER TRACT;

THENCE ALONG THE COMMON LINE OF SAID VIRGINIA PARKWAY AND SAID REMAINDER TRACT, SOUTH 74 DEGREES 31 MINUTES 03 SECONDS EAST, A DISTANCE OF 169.15 FEET TO A ½" IRON ROD SET, THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID COMMON LINE OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 2060.00 FEET, AN ARC LENGTH OF 107.86 FEET, A CHORD BEARING OF SOUTH 76 DEGREES 02 MINUTES 21 SECONDS EAST, A CHORD DISTANCE OF 107.85 FEET TO A ½" IRON ROD FOUND, THE END OF SAID CURVE;

THENCE CONTINUING ALONG SAID COMMON LINE, SOUTH 77 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 558.48 FEET TO A ½" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID COMMON LINE OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 2060.00 FEET, AN ARC LENGTH OF 107.86 FEET, A CHORD BEARING OF SOUTH 67 DEGREES 27 MINUTES 49 SECONDS EAST, A CHORD DISTANCE OF 20.39 FEET TO A ½" IRON ROD SET FOR THE END OF SAID CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID COMMON LINE OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 131.80 FEET TO A ½" IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID COMMON LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 79 DEGREES 11 MINUTES 01 SECONDS, A RADIUS OF 67.00 FEET, AN ARC LENGTH OF 92.69 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 55 MINUTES 42 SECONDS EAST, A CHORD DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9102.78 SQUARE FEET OR 14.19 ACRES OF LAND, MORE OR LESS.

PRELIMINARY PLANS  
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
STEVEN R. HOMEYER, PE # 86942  
DATE: 05/22/2020

DRAWN: SMH  
DATE: 06/28/19  
HEL #: 19-0507  
SHEET NO: ZEL1

**MCKINNEY EVENT CENTER**  
14.01 ACRES  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

**ZONING EXHIBIT**

**HOMEYER ENGINEERING, INC.**  
TBE FIRM REGISTRATION NO. F-8440  
P.O. BOX 894527 • LEWISVILLE • TEXAS • 75029  
972-906-9985 PHONE • 972-906-9987 FAX  
WWW.HEI.US.COM



# EXHIBIT D

## Development Regulations

The subject property shall develop in two tracts that are more fully depicted in “Exhibit C”

### Tract 1

Tract 1 shall develop in accordance with Section 146-109 (“SO” – Suburban Office District) of the Zoning Ordinance, and as amended, except as noted below:

#### Land Uses

- 1. The following uses shall NOT be permitted in tract 1**
  - a. Hospitals
  - b. Museum, library, art gallery (public)
  - c. Farmers market
  - d. Hotel or motel
  
- 2. The following uses shall be specifically permitted in tract 1**
  - a. Wedding / event venue or banquet facility (indoor), including up to eight (8) overnight suites in association with event space rental. Individual overnight suite rentals are not permitted.
  - b. Wedding / event venue or banquet facility (outdoor) shall be permitted but must maintain a minimum distance of 150 feet from residential uses.

#### Space Limits

- 1- Minimum lot area: None
- 2- Minimum lot width: None
- 3- Minimum lot depth: None
- 4- Minimum front setback: 25 feet
- 5- Minimum rear setback: None, except 25 feet where abutting a residential use or zone.
- 6- Minimum side yard of interior lots: None, except 15 feet required where abutting any district requiring a side yard.
- 7- Minimum side yard of corner lots: 25 feet
- 8- Maximum structure height: 40 feet
- 9- Maximum lot coverage: 50%
- 10- No structure may exceed 45,000 square feet

### Tract 2

Tract 2 shall develop in accordance with Section 146-111 (“C1” – Neighborhood Commercial District) of the Zoning Ordinance, and as amended, except as noted below:

#### Land Uses

- 1. The following uses shall NOT be permitted in tract 2**

- a. Independent living facility (retirement community)
- b. Trade schools
- c. Amusement, commercial (indoor)
- d. Car wash
- e. Garage or lot, parking as a primary use (private)
- f. Garage or lot parking as a primary use (commercial)
- g. Farmers market
- h. Radio or TV broadcast studio
- i. Restaurant or cafeteria (including drive-through window)
- j. Arcades

**2. The following uses will be permitted by Specific Use Permit (SUP)**

- a. Auto parts sales (indoor)
- b. Veterinarian (with outside runs)

### Space Limits

- 1- Minimum lot with: None
- 2- Minimum lot depth: None
- 3- Minimum front setback: 25 feet
- 4- Minimum rear setback: None, except 25 feet where abutting a residential use or zone.
- 5- Minimum side yard on interior lots: 5 feet when abutting a residential zone; none abutting business.
- 6- Minimum side yard at corner: 25 feet.
- 7- Maximum lot coverage: 50%

### All Tracts

#### Screening

The subject property shall develop in accordance with Section 146-132. - Fences, Walls, and Screening Requirements of the Zoning Ordinance, and as amended, except as noted below:

- 1- A living screen will be provided for any dumpster enclosures located adjacent to a residential property. The living screen shall be evergreen shrubs acceptable for six-foot screening shall be a minimum of four feet (4') in height when measured immediately after planting and shall be planted no further apart than three feet (3') on center, unless otherwise approved by the director of planning, and maintained so as to form a continuous, unbroken, solid visual screen which will be six feet high within two years after time of planting.
- 2- A screening device in accordance with section 146-132 shall be placed along Village Drive.

#### Landscape Regulations

The subject property shall develop in accordance with Section 146-135: Landscape Requirements of the Zoning Ordinance, and as amended, except as noted below:

- 1- One canopy tree shall be planted every 30 linear feet along property lines adjacent to residential uses or residentially zoned property. These trees may not be clustered. All

canopy trees shall be a minimum of four inches (4") in caliper and twelve feet (12') in height at the time of planting. Preservation of existing trees may satisfy this requirement.

### Tree Preservation

The subject property shall develop in accordance with Section 146-136: Tree Preservation of the Zoning Ordinance, and as amended, except as noted below:

- 1- If a tree six inches or greater exists within thirty feet (30') of the boundary line between an existing platted single-family residential development, Village Drive, and a proposed development, a Perimeter Tree Zone shall be provided. The Perimeter Tree Zone shall extend out 30 feet from property line for a maximum 30 foot wide Perimeter Tree Zone. No tree within the Perimeter Tree Zone may be critically altered apart from installation of necessary utilities or public infrastructure.

### Exterior Lighting

Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of harmonious design that compliments the architectural style of the proposed building. No lighting fixtures shall produce glare or direct illumination across the boundary line of any residential district from a visible source of illumination of such intensity as to create a nuisance or detract from the use or enjoyment of residential property. All outside lights be full cut-off luminaries to ensure that the light beam is controlled and not directed across any residential boundary line above a height of three feet (3'). The allowed maximum intensity measured at the line abutting a residential use shall be 0.5 foot candles.

### Detached Signage

There shall be a maximum of one free standing sign per platted lot. Signs shall be limited to monument type only, with a maximum height of six feet (6') from grade of Virginia Parkway, or from the natural or general site grade, whichever is higher. Monument sign must be framed in masonry material to match or be complimentary to the building on site