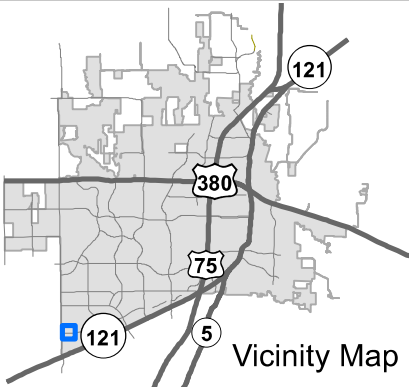
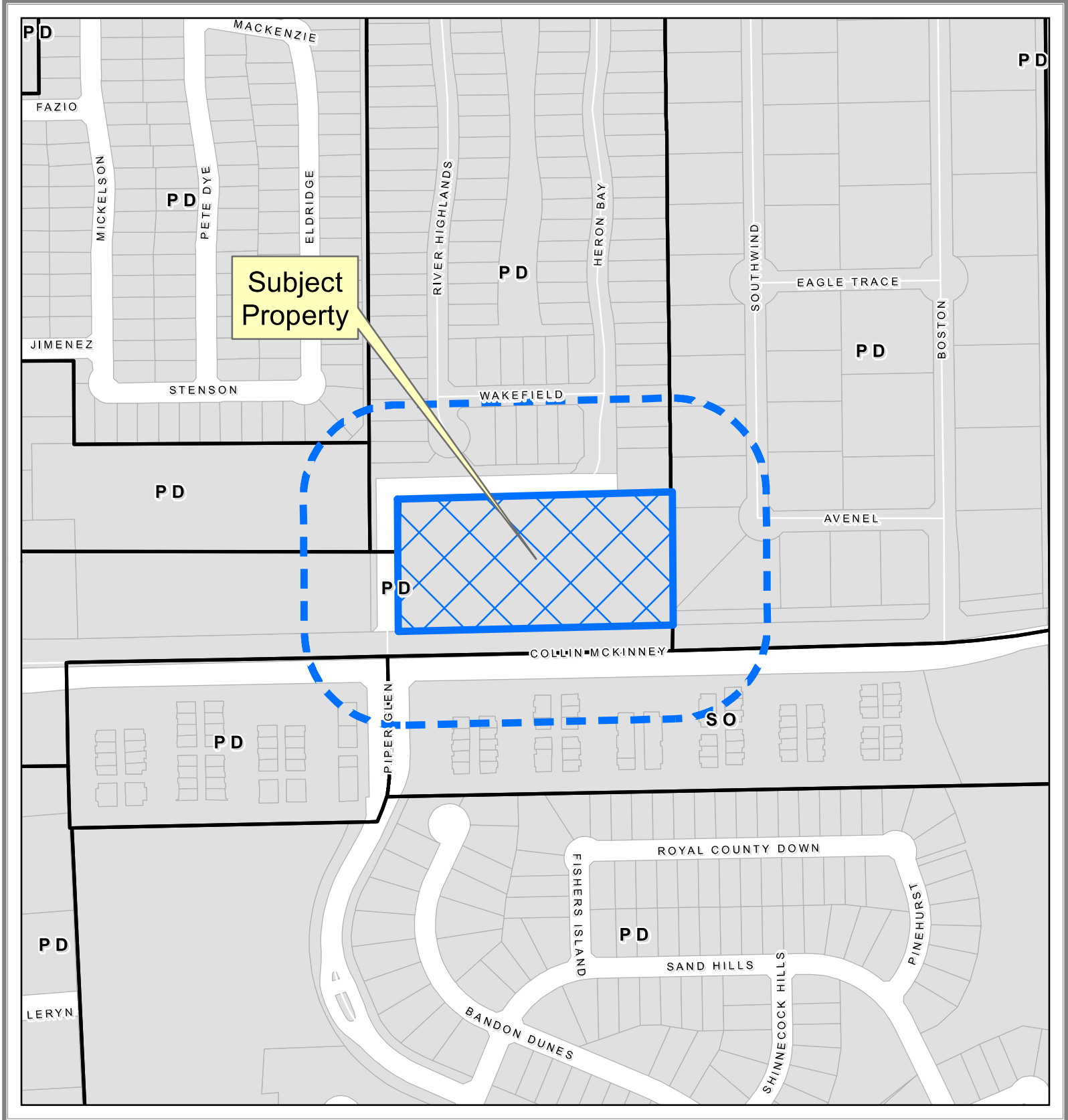
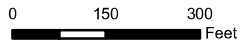


EXHIBIT A



Property Owner Notification Map

ZONE2021-0156



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

LOT 41, BLOCK E

Being a **4.813** acre tract of land located in the Elias Alexander Survey, Abstract No. 18, City of McKinney, Collin County, Texas and being all of Lot 41, Block E, The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 680, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said Lot 41 and being in the north line of Collin McKinney Parkway (Variable Width) and also being in the east line of Piper Glen Road (50' Wide Private Road);

THENCE along the east line of said Piper Glen Road, **NORTH 00°21'49" WEST** a distance of **319.03** feet to a 5/8 inch iron rod found for corner;

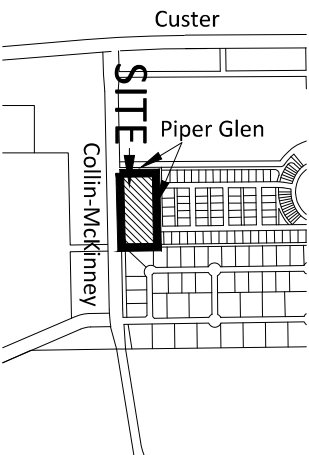
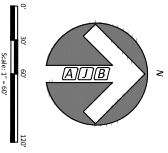
THENCE continuing along the south line of said Piper Glen Road and the north line of said Lot 41, **NORTH 88°52'03" EAST** a distance of **656.21** feet to a point for corner located in the west line of Phase 1 of The Estates at Craig Ranch West, recorded in Cabinet 2006, Page 255, Plat Records, Collin County, Texas;

THENCE departing the south line of said Piper Glen Road and continuing along the common line of said Lot 41 & said Phase 1 of The Estates at Craig Ranch West, **SOUTH 00°43'42" EAST** a distance of **319.01** feet to a point for corner located in the north line of said Collin McKinney Parkway;

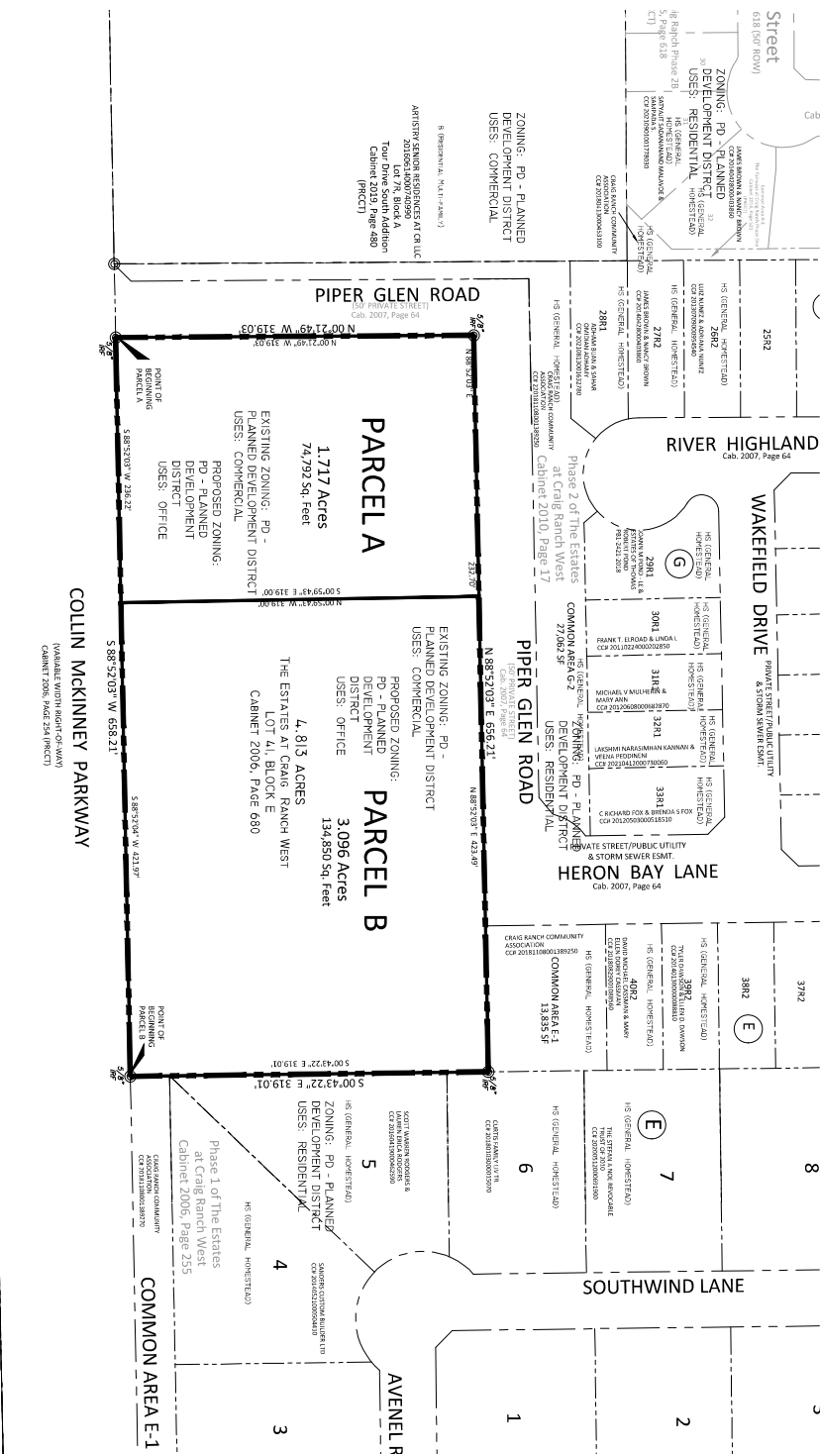
THENCE along the north line of said Collin McKinney Parkway, **SOUTH 88°52'03" WEST** a distance of **658.21** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **4.813** acres or 209,651 square feet of land more or less.

EXHIBIT C



LOCATION MAP



PARCEL A
1.717 Acres
74,792 Sq. Feet
EXISTING ZONING: PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED ZONING: PD - PLANNED DEVELOPMENT DISTRICT
USES: COMMERCIAL

PARCEL B
3.096 Acres
134,850 Sq. Feet
EXISTING ZONING: PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED ZONING: PD - PLANNED DEVELOPMENT DISTRICT
USES: OFFICE

COMMON AREA E-1
1.813 Acres
134,850 Sq. Feet
EXISTING ZONING: PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED ZONING: PD - PLANNED DEVELOPMENT DISTRICT
USES: OFFICE

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PROPOSED ZONING: PD - PLANNED DEVELOPMENT DISTRICT
USES: OFFICE

ZONING EXHIBIT
4.813 ACRES
PARCEL A - 1.717 ACRES
PARCEL B - 3.096 ACRES

ELIAS ALEXANDER SURVEY ABSTRACT NO. 18
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Client: Craig International, Inc.
6850 IPEC Drive, Suite 210
McKinney, TX 75069
Attn: James T. Craig

Scale: 1" = 40'

Date: October 14, 2021

Checked By: F.H. OWENS

P.C.: CWF/SW/SLD

File: EXHIBIT C - ZONING EXHIBIT

Job No.: 158409

301 N. Zimmer Rd. • Rowlett, Texas 75087
(972) 724-0225 • www.bedfordgroup.com • info@bedfordgroup.com

Bedford Group, Inc.
Registered Professional Land Surveyors

Sheet: **1** of **1**

THRLS REG10121200

EXHIBIT D

DEVELOPMENT REGULATIONS

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provisions contained herein shall continue to apply to the development of the Property.

1. Permitted Uses
 - 1.1. Office building
 - 1.2. Office use
 - 1.3. Parking incidental to main use
 - 1.4. Banks and financial institutions
 - 1.5. School, public, private or parochial
 - 1.6. Accessory building or use
2. Temporary uses
 - 2.1 Field office or real estate sales office
3. Space Limits
 - 3.1. Minimum Lot Area: 10,000 square feet;
 - 3.2. Minimum Lot Width: 50’;
 - 3.3. Minimum Lot Depth: 50’;
 - 3.4. Minimum Front Yard Setback: 20’;
 - 3.5. Minimum Rear Yard Setback: 0’;
 - 3.6. Minimum Side Yard Setback of Corner Lots: 20’;
 - 3.7. Maximum Height of Structure: three stories not to exceed 55’ for Parcel A and one story not to exceed 25’ for Parcel B;
 - 3.8. Maximum Lot Coverage: 70%.
4. Landscape Requirements
 - 4.1. The landscape buffer for the corner clip at the intersection of Collin-McKinney Parkway and Piper Glen shall be a minimum of 10’;

EXHIBIT D

- 4.2. The landscape buffer along Piper Glen shall be a minimum of 10' and the corner clip for Piper Glen on the northwest corner of the Property shall be a minimum of 10';
- 4.3. Trees required to be planted on street frontage shall be 30' on center; and
- 4.4. No landscape buffer shall be required between Parcels A and B.
- 4.5. At least 30% of the street yard shall be permanent landscape area.