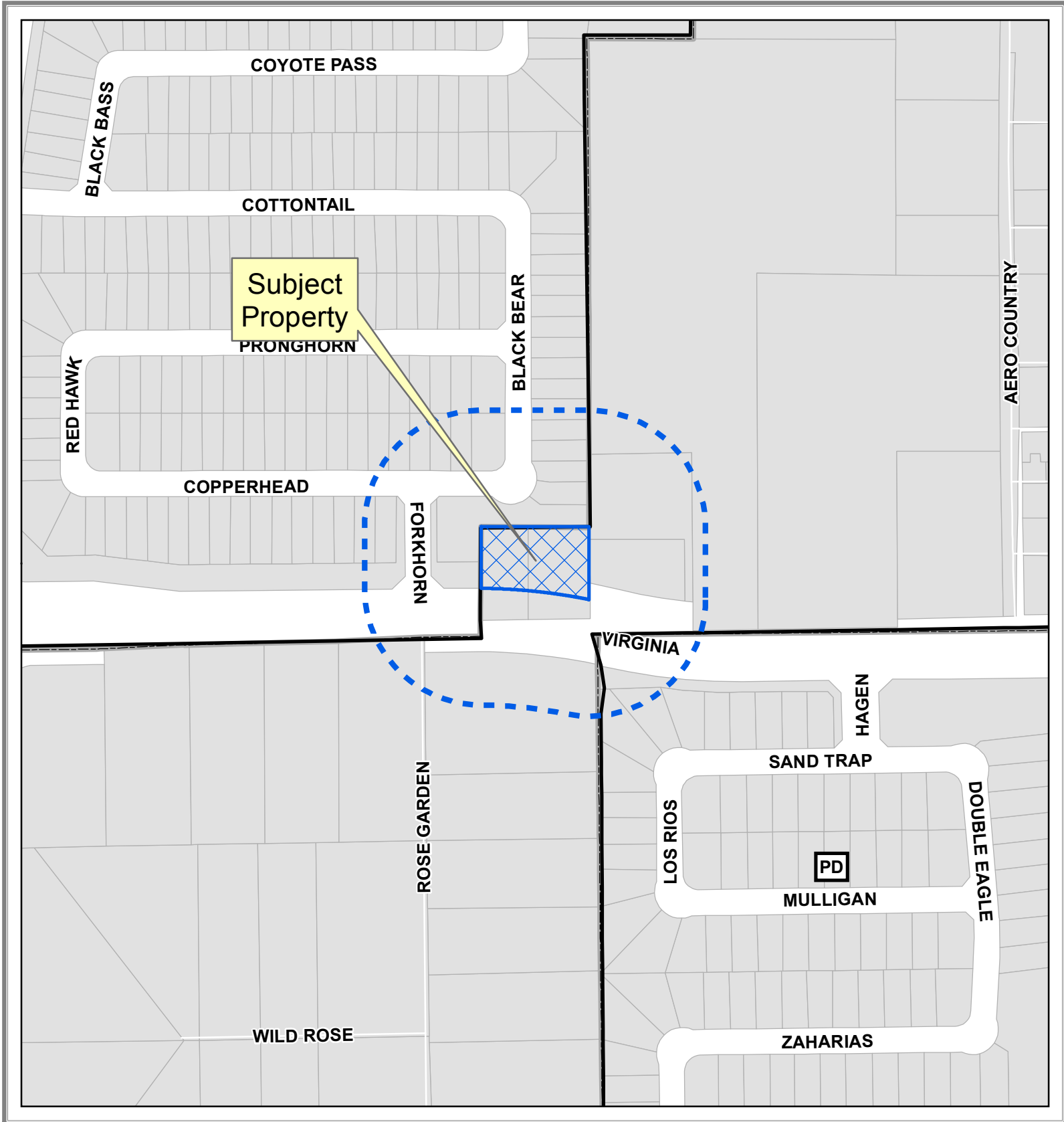
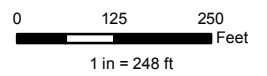


# Exhibit "A"

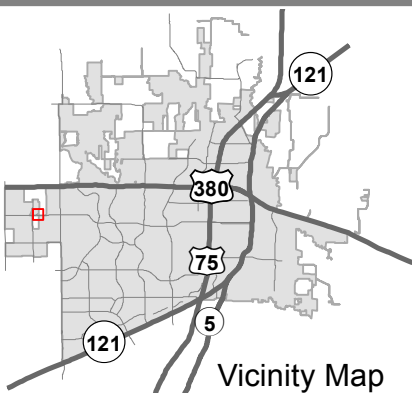


## Zoning Exhibit

18-0137Z



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 "A"

## LEGAL DESCRIPTION & DEPICTION OF THE CITY TRACT

BEING A 0.605 ACRE TRACT OF LAND LOCATED IN THE E.T. BERRY SURVEY, ABSTRACT NO. 43, SAID TRACT BEING A PORTION OF THE 1.000 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED FROM THE SCHELL FAMILY TRUST AND THE WILLIAM WILLKOMM SCHELL FAMILY TRUST TO THE CITY OF MCKINNEY, AS RECORDED IN CLERK'S FILE NO. 20100608000579930 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, SAID LAND BEING A PORTION OF THE RESURVEY AND CONSOLIDATION OF ALL OF AN 0.666 ACRE TRACT DESCRIBED IN A DEED FROM WARREN SANDERS TO ALVIN JENNING MITCHELL RECORDED IN VOLUME 1427, PAGE 799 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS AND ALL OF A 0.333 ACRE TRACT DESCRIBED IN A DEED FROM JOHN COOK AND ROBERT F. SHIELDS TO WARREN W. SANDERS, AS RECORDED IN VOLUME 1164, PAGE 347 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGIN AT A 5/8 " IRON ROD WITH CAP (GEER SURV) FOUND AT NORTHEAST CORNER OF SAID CITY OF MCKINNEY 1.000 ACRE TRACT, SAID CORNER ALSO BEING THE EASTERLY AND NORTHERLY MOST SOUTHEAST CORNER OF FOSSIL CREEK AT WESTRIDGE, PHASE 1, ACCORDING TO THE RECORD PLAT THEREOF, AS RECORDED IN VOLUME 2013, PAGE 243 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, SAID CORNER ALSO BEING IN THE WEST LINE OF THE LAND DESCRIBED IN THE WARRANTY DEED FROM MIKE BROWN TO EDMUND HARDAWAY'S AFFORDABLE AUTOMOTIVE, LTD. AS RECORDED IN CLERK'S FILE NO. 20100413000357480 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH  $00^{\circ}03'35''$  EAST, ALONG THE EAST LINE OF SAID CITY OF MCKINNEY 1.000 ACRE TRACT AND THE WEST LINE OF SAID EDMUND HARDAWAY'S TRACT, A DISTANCE OF 148.38 FEET TO A 1/2 " IRON ROD WITH CAP (PETSCH & ASSOC. INC.) FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A PIPELINE EASEMENT TO ATMOS ENERGY CORPORATION, AS RECORDED IN CLERK'S FILE NO. 20110902000933010 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF A CALLED 0.210 ACRE TRACT OF LAND DESCRIBED IN THE RIGHT-OF-WAY WARRANTY DEED FROM MIKE AND FELICIA BROWN TO THE CITY OF MCKINNEY, AS RECORDED IN CLERK'S FILE NO. 20100406000327860 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS, SAID CORNER ALSO BEING ON THE ULTIMATE NORTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY, SAID CORNER ALSO BEING ON THE ARC OF A CURVE HAVING A RADIUS OF 1110.00 FEET, A CENTRAL ANGLE OF  $10^{\circ}50'47''$ , AND A CHORD OF NORTH  $84^{\circ}03'17''$  WEST, A CHORD DISTANCE OF 209.81 FEET;

THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF SAID CURVE TO THE LEFT, AND SAID ULTIMATE NORTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY AND THE SOUTHERLY BOUNDARY OF SAID ATMOS ENERGY CORPORATION PIPELINE EASEMENT, AN ARC DISTANCE OF 210.13 FEET TO A 1/2 IRON ROD WITH CAP (PETSCH & ASSOC., INC.) FOUND FOR CORNER AT THE NORTHEAST CORNER OF VIRGINIA PARKWAY PHASE 4, ACCORDING TO THE RECORD PLAT THEREOF AS RECORDED IN VOLUME 2015, PAGE 7 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS ALSO BEING THE WESTERLY MOST SOUTHEAST CORNER OF SAID FOSSIL CREEK AT WESTRIDGE, PHASE 1, SAID CORNER ALSO BEING ON THE WEST LINE OF SAID CITY OF MCKINNEY 1.000 ACRE TRACT;

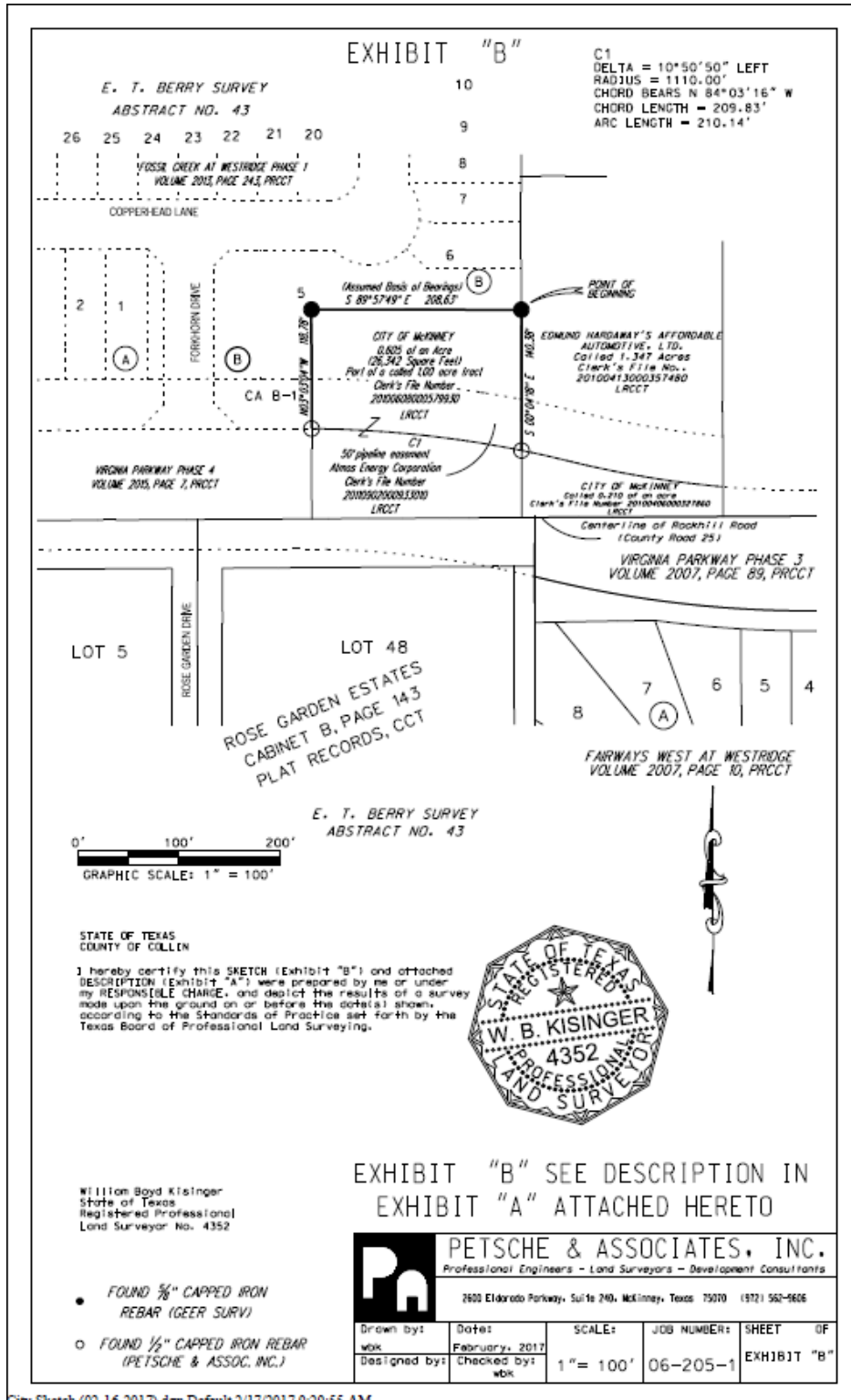
THENCE NORTH  $00^{\circ}02'13''$  WEST, ALONG THE WEST LINE OF SAID CITY OF MCKINNEY 1.000 ACRE TRACT, ALSO BEING THE SOUTHERLY AND WESTERLY MOST EAST LINE OF SAID FOSSIL CREEK AT WESTRIDGE,

# Exhibit "A"

PHASE 1, A DISTANCE OF 118.78 FEET TO A 5/8 " IRON ROD WITH CAP (GEER SURV) FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID CITY OF MCKINNEY 1.000 ACRE TRACT;

THENCE SOUTH 89°57'49" EAST (BEARING REFERENCE FOR THIS SURVEY), ALONG THE NORTH LINE OF SAID CITY OF MCKINNEY 1.000 ACRE TRACT ALSO BEING THE NORTHERLY MOST SOUTH LINE OF SAID FOSSIL CREEK AT WESTRIDGE, PHASE 1, A DISTANCE OF 208.63 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.605 OF AN ACRE OF LAND, MORE OR LESS.

# Exhibit "A"



Civ Sketch (02-16-2017).den Default 2/17/2017 9:29:55 AM

# Exhibit "B"

## COMPUTED MASTER PLAN

### PLANNING AREA 11A

TRACT NO.	GROSS AC		ROW AC		NET AC		% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Min Corner Side Yard	Max Lot cover	DUJAC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
	AC	SF	AC	SF	AC	SF															
11A01	14.15	1415	2.15	1200	4.15	4115	4.15	R-1	N/A	N/A	N/A	35'	25'	0'(b)	15'	15'	50%	.40 FAR	N/A	N/A	N/A
11A02	50.41	5041	2.44	47.97	14.79	1479	14.79	SF-2	6000 SF	50'	90'	35'	20'	20'(b)	15'	15'	60%	4.8	230	3	690
11A03	47.13	4713	3.07	44.06	13.83	1383	13.83	SF-2	6000 SF	50'	90'	35'	20'	20'(b)	15'	15'	60%	4.8	211	3	633
11A04	53.23	5323	4.97	48.26	15.62	1562	15.62	SF-2	6000 SF	50'	90'	35'	20'	20'(b)	15'	15'	60%	4.8	232	3	698
11A05	26.39	2639	2.00	24.39	7.75	775	7.75	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(c)	7'	15'	80%	18.0	439	2	790
11A06	8.12	812	0.35	7.77	2.38	238	2.38	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	4.8	122	3	366
11A07	28.14	2814	2.78	25.36	8.26	826	8.26	SF-2	6000 SF	50'	90'	35'	20'	20'(b)	15'	15'	60%	N/A	N/A	N/A	N/A
11A08	9.77	977	0.75	9.02	2.87	287	2.87	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11A09	3.54	354	1.04	2.50	1.04	104	1.04	O-1	N/A	N/A	120'(g)	25'	0'(b)	0'(b)	25'	25'	60%	.75 FAR	N/A	N/A	N/A
11A10	50.13	5013	3.48	46.65	14.71	1471	14.71	SF-2	6000 SF	50'	90'	35'	20'	20'(b)	15'	15'	60%	4.8	224	3	672
11A11	2.12	212	0.11	2.01	0.62	62	0.62	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11A12	8.43	843	0.71	7.72	2.47	247	2.47	ES	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11A13	11.44	1144	1.42	10.02	3.36	336	3.36	SF-2	6000 SF	50'	90'	35'	20'	20'(b)	15'	15'	60%	4.8	48	3	144
11A14	27.73	2773	2.67	25.06	8.14	814	8.14	SF-2	6000 SF	50'	90'	35'	20'	20'(b)	15'	15'	60%	4.8	120	3	360
TOTAL:	340.73	34073	27.94	312.79	100.00	10000	100.00												1,626	3	4,351

### PLANNING AREA 11B

TRACT NO.	GROSS AC		ROW AC		NET AC		% TRACT	Zoning Classification	Min Lot Area	Min Lot Width	Min Lot Depth	Max Height	Min Front Yard	Min Rear Yard	Min Side Yard	Min Corner Side Yard	Max Lot cover	DUJAC	MAX. NO. DU's	POP/UNIT	PROJECTED POPULATION
	AC	SF	AC	SF	AC	SF															
11B01	87.78	8778	5.47	76.83	14.32	1432	14.32	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(c)	0'	15'	60%	6.2	476	3	1,428
11B02a	71.37	7137	4.81	64.39	11.64	1164	11.64	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0'	15'	60%	6.0	386	3	1,158
11B02b	82.26	8226	1.86	78.04	13.42	1342	13.42	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0'	15'	60%	5.1	398	3	1,194
11B03a				0.76	0.00	0.00	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11B03b				0.27	0.00	0.00	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11B03c				0.45	0.00	0.00	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11B03d				0.88	0.00	0.00	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11B04	129.84	12984	1.77	128.07	21.18	2118	21.18	GC	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	5.2	108	3	324
11B05	20.79	2079	0.00	20.79	3.39	339	3.39	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0'	15'	60%	5.2	108	3	324
11B06	5.07	507	0.73	4.34	0.83	83	0.83	R-1	N/A	N/A	N/A	35'	25'	0'(b)	15'	15'	50%	.40 FAR	N/A	N/A	N/A
11B07	66.03	6603	3.17	61.97	10.77	1077	10.77	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0'	15'	60%	5.4	335	3	1,005
11B07a				0.89	0.00	0.00	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11B08	29.90	2990	1.75	28.15	4.88	488	4.88	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0'	15'	60%	5.5	158	3	474
11B09	28.63	2863	2.41	23.57	4.67	467	4.67	MF-1	1800 SF	50'	100'	50'	20'(e)	10'(c)	7'	15'	80%	12.5	295	2	591
11B09a				2.85	0.00	0.00	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11B10	25.46	2546	1.28	24.18	4.15	415	4.15	R-1	N/A	N/A	N/A	35'	25'	0'(b)	15'	15'	60%	4.0 FAR	N/A	N/A	N/A
11B11	14.27	1427	1.39	12.88	2.33	233	2.33	SF-3.5	3300 SF	50'	55'	35'	0'	5'	0'	0'	60%	7.00	90	3.0	270
11B12	38.36	3836	2.99	34.36	6.26	626	6.26	SF-3	4000 SF	35'	60'	35'	20'(e)	20'(e)	0'	15'	60%	5.1	175	3	525
11B12a				1.01	0.00	0.00	0.00	OS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11B13	10.25	1025	0.00	10.25	1.57	157	1.57	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	N/A	N/A	N/A	N/A
11B14	2.95	295	0.45	2.50	0.48	48	0.48	R-1	N/A	N/A	N/A	35'	25'	0'(b)	15'	15'	50%	.40 FAR	N/A	N/A	N/A
TOTAL:	612.96	61296	28.08	584.88	100.00	10000	100.00												2,421	3	6,909