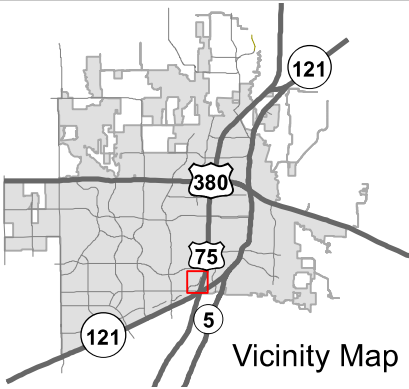
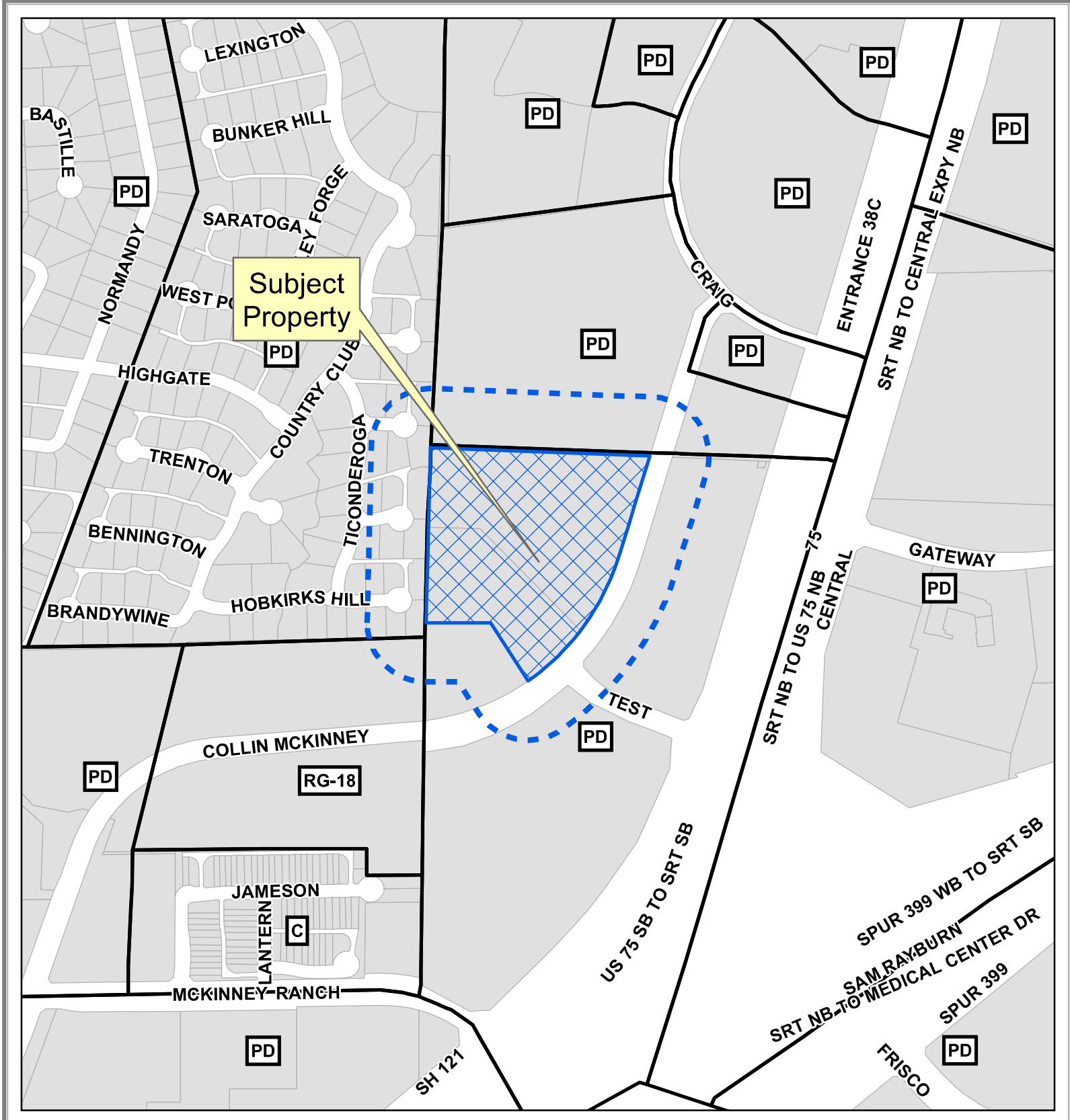
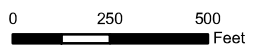


EXHIBIT A



Property Owner Notification Map

ZONE2019-0087



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**

SITUATED in the City of McKinney, in William Hemphill Survey, Abstract No. 449 of Collin County, Texas and being all of Lot 1, Block C of Courtesy Dealership Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet O, Page 490, Plat Records, Collin County, Texas (P.R.C.C.T.) and all of Lot 2R, Block C of Courtesy Dealership Addition, an addition to the City of McKinney, according to the replat thereof, recorded in Cabinet 2015, Page 109, P.R.C.C.T. and same being described in deeds to Busco, Inc., recorded in Document No. 20141231001425800 (Correction Affidavit Document No. 2015040100035870), Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the west right-of-way line of Collin McKinney Parkway (80' wide right-of-way) for the northeast corner of the above described Lot 1, Block C and same being the southeast corner of Lot 2R-2, Block D of Eldorado Park, an addition to the City of McKinney, according to the replat thereof, recorded in Cabinet L, Page 40, P.R.C.C.T.;

THENCE: South 17 deg. 07 min. 53 sec. West, along the common line of said Lot 1, Block C and Collin McKinney Parkway, a distance of 388.56 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right, having a radius of 920.00 feet, a central angle of 37 deg. 35 min. 40 sec. and a chord that bears South 35 deg. 55 min. 53 sec. West -592.88 feet;

THENCE: Continuing along said common line and said curve to the right, at an arc distance of 324.93 feet, passing the common corner of said Lot 1, Block C and the above described Lot 2R, Block C and continuing along the common line of said Lot 2R, Block C and Collin McKinney Parkway for a total arc distance of 603.64 feet to a 1/2 inch iron rod found for the most southerly corner of said Lot 2R, Block C and same being the most easterly corner of Lot 3, Block C of said Courtesy Dealership Addition (Cab. 2015, Pg. 109 – P.R.C.C.T.);

THENCE: North 33 deg. 50 min. 24 sec. West, departing from said Collin McKinney Parkway, along the common line of said Lots 2R and 3, Block C, a distance of 263.20 feet to a 1/2 inch iron rod found for an angle corner;

THENCE: Due West, continuing along the common line of said Lots 2R and 3, Block C, a distance of 245.35 feet to a 1/2 inch iron rod found for the common corner of said Lots 2R and 3, Block C and same being on the east line of Block D of Village Creek, Phase IV Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet O, Page 335, P.R.C.C.T.;

THENCE: North 01 deg. 14 min. 26 sec. East, along the common line of said Lot 2R, Block C and Village Creek, Phase IV Addition, at a distance of 367.16 feet, passing the common corner of said Lots 1 and 2R, Block C, and continuing along the common line of said Lot 1 and Village Creek, Phase IV Addition for a total distance of 662.87 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 1, Block C and same being the southwest corner of the above described Lot 2R-2, Block D of Eldorado Park;

THENCE: South 87 deg. 57 min. 31 sec. East, along the common line of said Lot 1, Block C and Lot 2R-2, Block D, a distance of 840.47 feet to the POINT OF BEGINNING and containing 525,713 square feet or 12.069 acres of land.

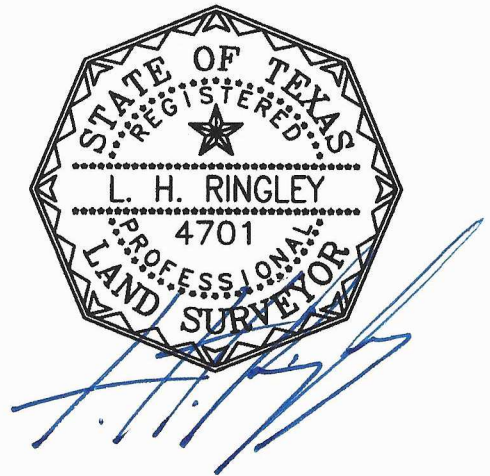
Note:

The bearings shown hereon are referenced to South 87 deg. 57 min. 31 sec. East, along the north line of Lot 1, Block C of Courtesy Dealership Addition, according to the plat thereof recorded in Cabinet O, Page 490, Plat Records, Collin County, Texas.

Prepared Under My Hand & Seal,  
This 28<sup>th</sup> Day of August, 2019.



Lawrence H. Ringley, R.P.L.S.  
State of Texas, No. 4701



**EXHIBIT C**

McKinney Flats  
Collin McKinney Parkway  
McKinney, Texas  
Zoning Exhibit

Geoffrey & Allison Roe Sanderson  
Angela H & Curtis H Jones  
Robert D & Jordan E Higgins  
Current Zoning: PD

Aaron & Megan Zweig  
Mark II & Elizabeth A Christensen  
Current Zoning: PD

Julius L & Christine N Thompson  
Gary D & Natalya V Fagan  
Current Zoning: PD

Nobuaki & Saho Kurihara  
Mary Salinas  
Current Zoning: PD

Cory R & Cassandra E Homer  
Okereke Ugoma  
Current Zoning: PD

Laro Suleman Living Trust & Ameena Isa Living Trust  
Reddy Kvatam Varnshier & Rajani Aleti  
Current Zoning: PD

Orion McKinney LLC  
Current Zoning: RG-18

El Lago Partners LTD  
Current Zoning: PD

**12.069 Acres**  
Current Zoning: PD  
Proposed Zoning: PD

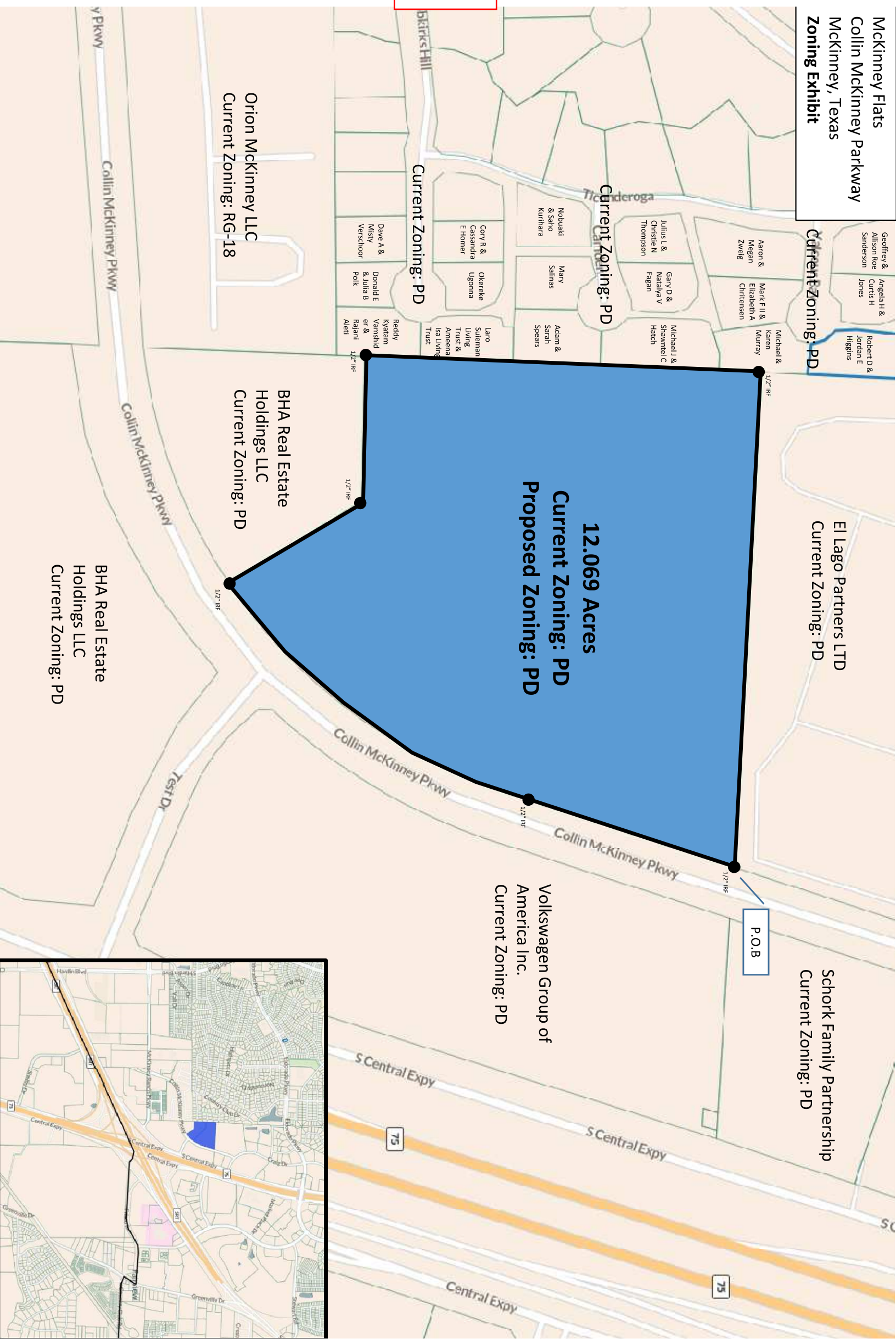
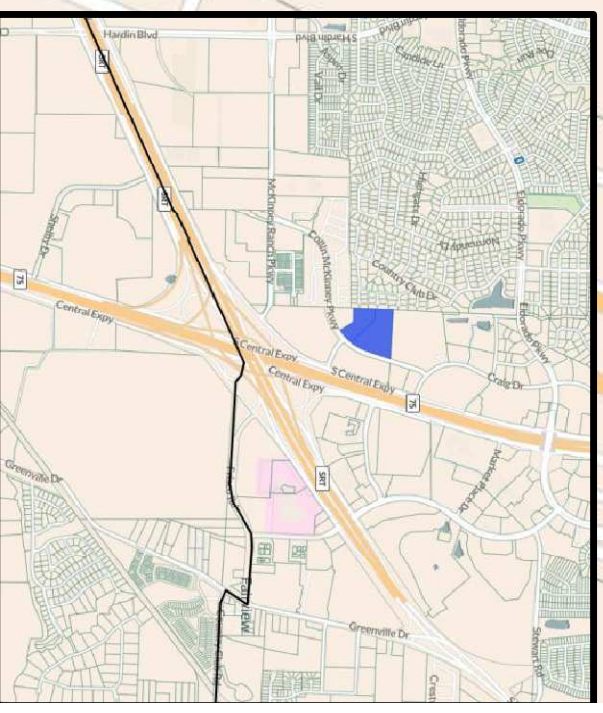
BHA Real Estate Holdings LLC  
Current Zoning: PD

BHA Real Estate Holdings LLC  
Current Zoning: PD

P.O.B

Schork Family Partnership  
Current Zoning: PD

Volkswagen Group of America Inc.  
Current Zoning: PD



## DEVELOPMENT REGULATIONS

The subject property shall develop in accordance with Section 146-81 (“MF-3” – Multiple Family Residential – Medium-High Density District) of the Zoning Ordinance, and as amended, except as noted below:

### 1. Space Limits

- a. Minimum Rear Yard Setback: 150'
- b. Maximum Height: 3 stories (not to exceed 43')

### 2. Landscaping Requirements: The screening requirements for multi-family residential uses shall be applicable to the subject property, except as follows:

- a. A minimum 30ft landscape buffer be provided adjacent to existing single family residential
- b. A minimum of 30% of the street yard be devoted to landscaping
- c. A minimum of 20% of the site be devoted to living landscape

### 3. Screening Requirements: The screening requirements for multi-family residential uses shall be applicable to the subject property, except as follows:

- a. The masonry screening wall required along the west property line be allowed to move inside the property line to provide better screening, as determined at the site plan review.

### 4. Parking Requirements: The parking requirements for multi-family residential uses shall be applicable to the subject property, except as follows:

- a. 1.99 parking spaces per unit.
- b. No less than 50% of the units shall have a covered parking space (carport).
- c. Enclosed parking will not be required

All other regulations applicable to multi-family residential developments, including, but not limited to, Section 146-130 (Vehicle Parking) Section 146-135 (Landscape Requirements), and Section 136-132 (Fences, Walls, and Screening Requirements), shall apply.