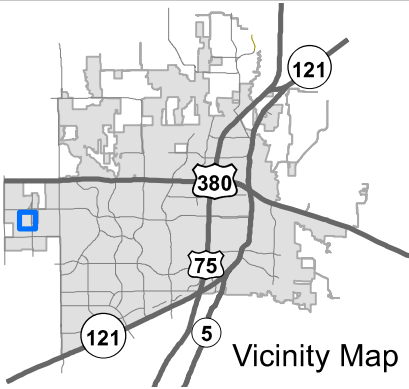
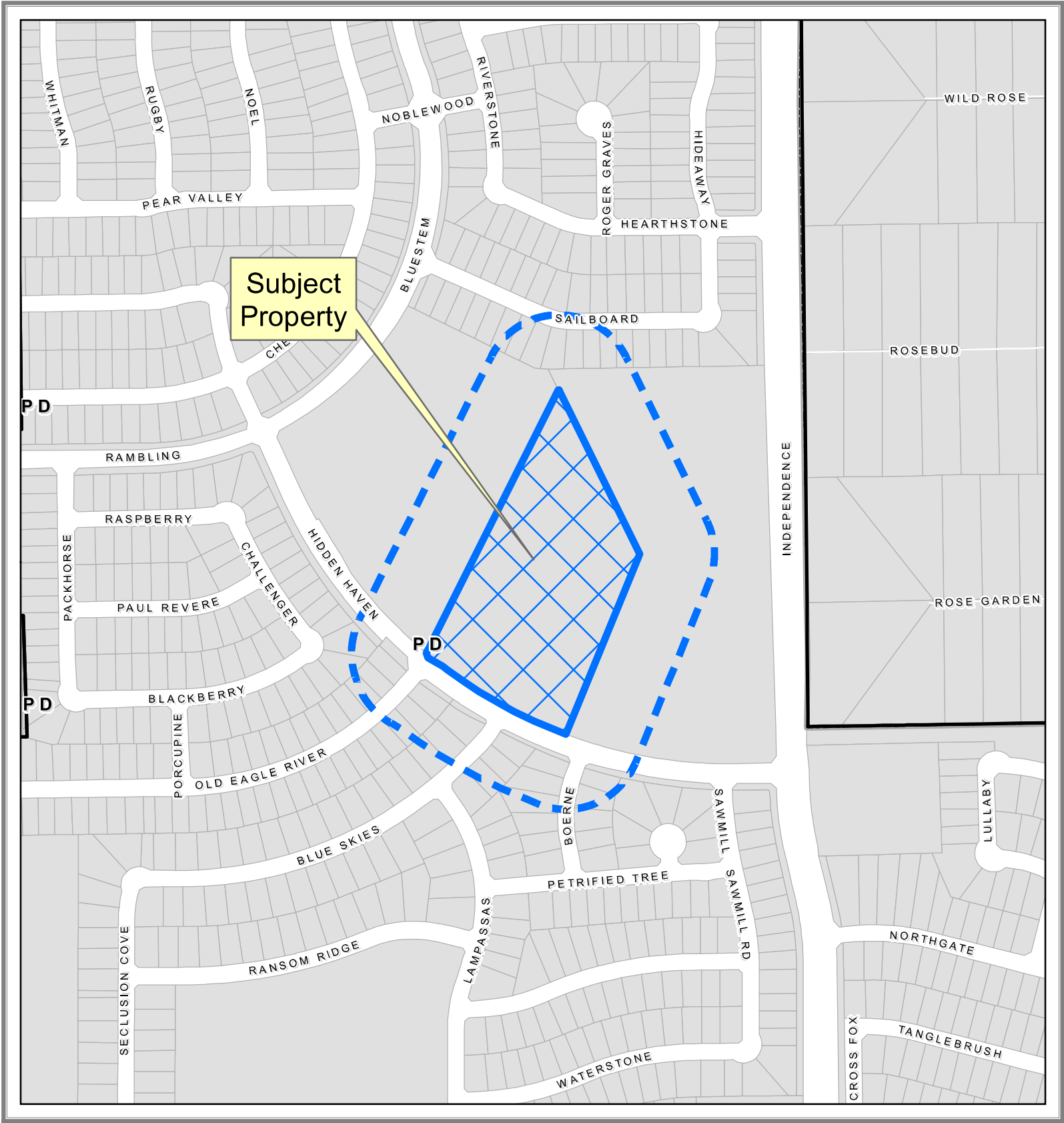
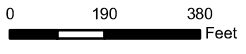


EXHIBIT A



Property Owner Notification Map

22-0026Z



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

WHEREAS D.R. Horton – Texas, Ltd. Is the owner of all that tract of land in the City of McKinney, Collin County, Texas, being a part of the Henry Slack Survey, Abstract No. 840 and being a part of that 333.861 acre tract of land conveyed to D.R. Horton – Texas, Ltd. As recorded in Volume 6051. Page 44, Collin County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped “JBI” found at the southwest corner of The Reserve at Westridge, Common Area S3, Block S, an addition to the City of McKinney, as recorded County Clerk’s Document Number 2012-171 Plat Records Collin County, Texas and said point being in the northerly line of Hidden Haven Drive (a 60 foot right-of-way);

THENCE Northwesterly, 452.14 feet along the northerly line if said Hidden Drive and along a curve to the right having a central angle of 18 degrees 36 minutes 00 seconds, a radius of 1,392.77 feet, a tangent of 228.08 feet, and whose chord bears North 59 degrees 03 minutes 42 seconds West, 450.16 feet to a five-eighths inch iron rod with cap stamped “TNP” found at the south corner of Lot 1, Block A, Bluestem Addition, an addition to the City of McKinney, as recorded in County Clerk’s Document Number 2018-431, Plat Records Collin County, Texas;

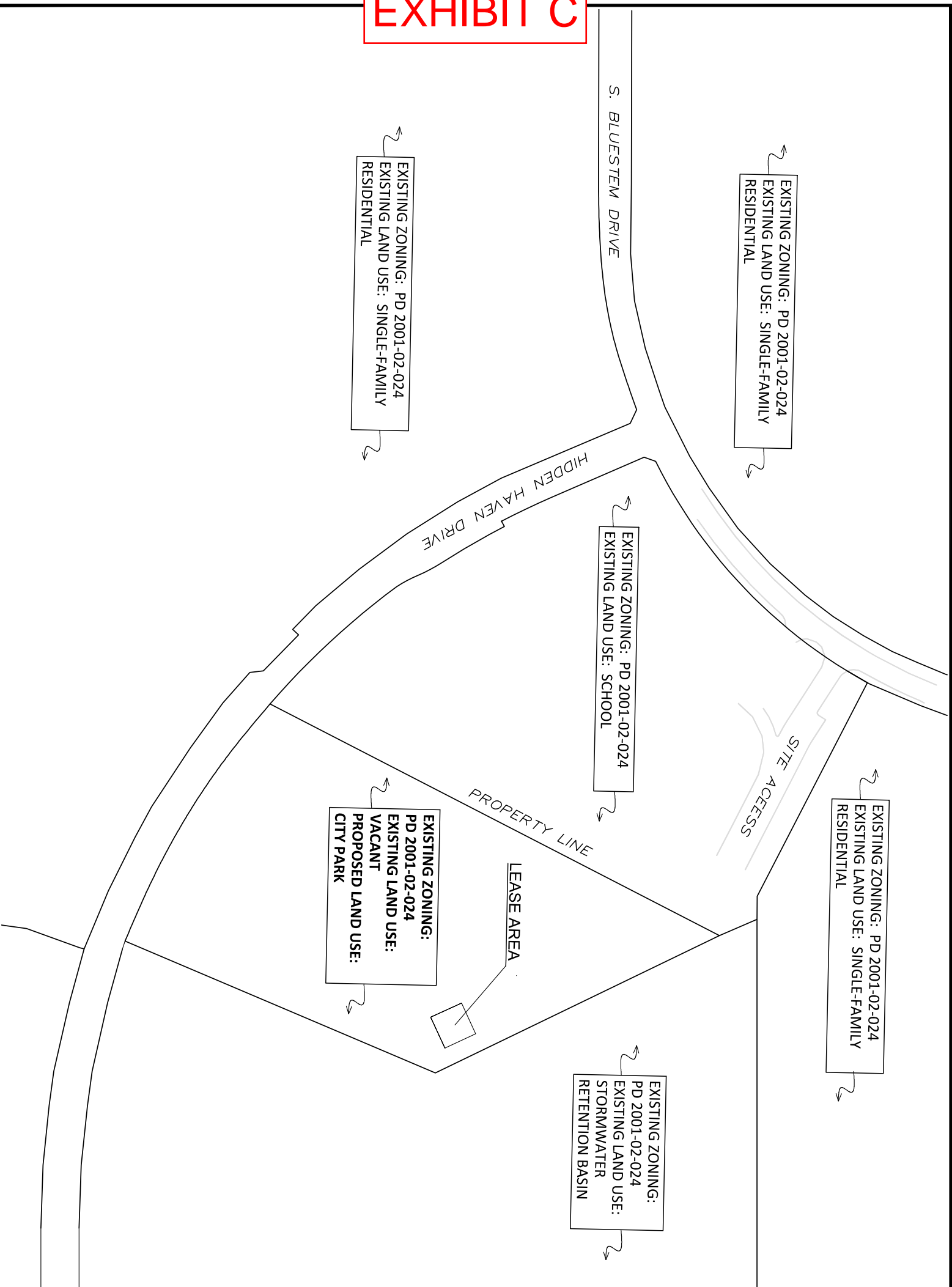
THENCE North 26 degrees 35 minutes 50 seconds East. 894.34 feet to a one-half inch rod with cap stamped “TNP” found at the east corner of said Lot 1, Block A and said point being in the westerly line of said The Reserve at Westridge, Common Area S3, Block S;

THENCE along the westerly line of said The Reserve at Westridge, Common Area S3, Block S as follows:

South 24 degrees 07 minutes 13 seconds East, 543.63 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

South 23 degrees 50 minutes 44 seconds West, 584.89 feet to the POINT OF BEGINNING and containing 324,304 square feet or 73445 acres of land

EXHIBIT C



HEMPHILL®
 1305 NORTH LOUISVILLE AVE
 TULSA, OK 74115
 (918) 834-2200

SURVEY PROVIDED BY:
 POINT TO POINT LAND SURVEYORS
 100 GOVERNORS TRACE
 SUITE 103, PEACHTREE CITY,
 GA 30269
 678-565-4440

PROJECT NO.: 1640
PROJECT NAME: WESTRIDGE
911 ADDRESS: TBD
DRAWN BY: RGH
CHECKED BY: MK/SLT/JRH

ISSUED FOR:
 APPROVAL

REV.	DATE	DESCRIPTION
0	03/24/21	FOR APPROVAL
1	03/16/22	SITE LOC. CHANGE

SCALE
 N.T.S.

ZONING OVERVIEW

SHEET NUMBER: C1-3
REVISION: 1

EXHIBIT D

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-93 (GC – Government Complex District) of the City of McKinney Zoning Ordinance except as follows:

1. A monopole tower may be constructed on the subject property with approval of a Specific Use Permit in accordance with the requirements in Section 146-41(Specific Use permits) and Section 146-137 (Communications antennas, satellite dishes and support structures/towers), except as provided herein:

- The minimum setback requirement for a monopole shall be limited to a location that is 10 feet from the northern property line, 10 feet from the eastern property line, 540 feet from the southern property line, and 330 feet from the western property line as measured from the center of the monopole.
- The maximum height for the telecommunications tower shall be 80 feet with a 5-foot lightning rod.
- An 8-foot masonry screening wall shall be required around the telecommunications facility compound.
- Two rows of landscaping shall be planted adjacent to the screening wall consisting of Little Gem Magnolias planted 5 feet on center, minimum of 3 feet in height and ornamental grasses planted 3 feet on center.
- The ingress-egress drive to the telecommunications facility compound may be constructed with a flex base or an approved alternate material by the Director of Engineering, until such time that the site is further developed. When the site further develops, a paved surface meeting all requirements of the Engineering Design Manual shall be required.