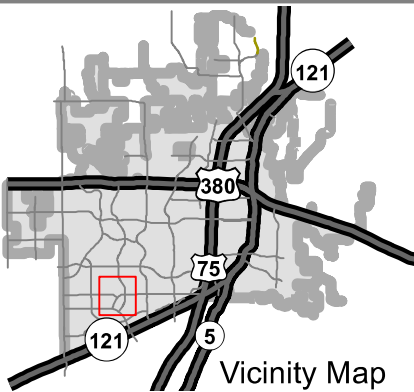
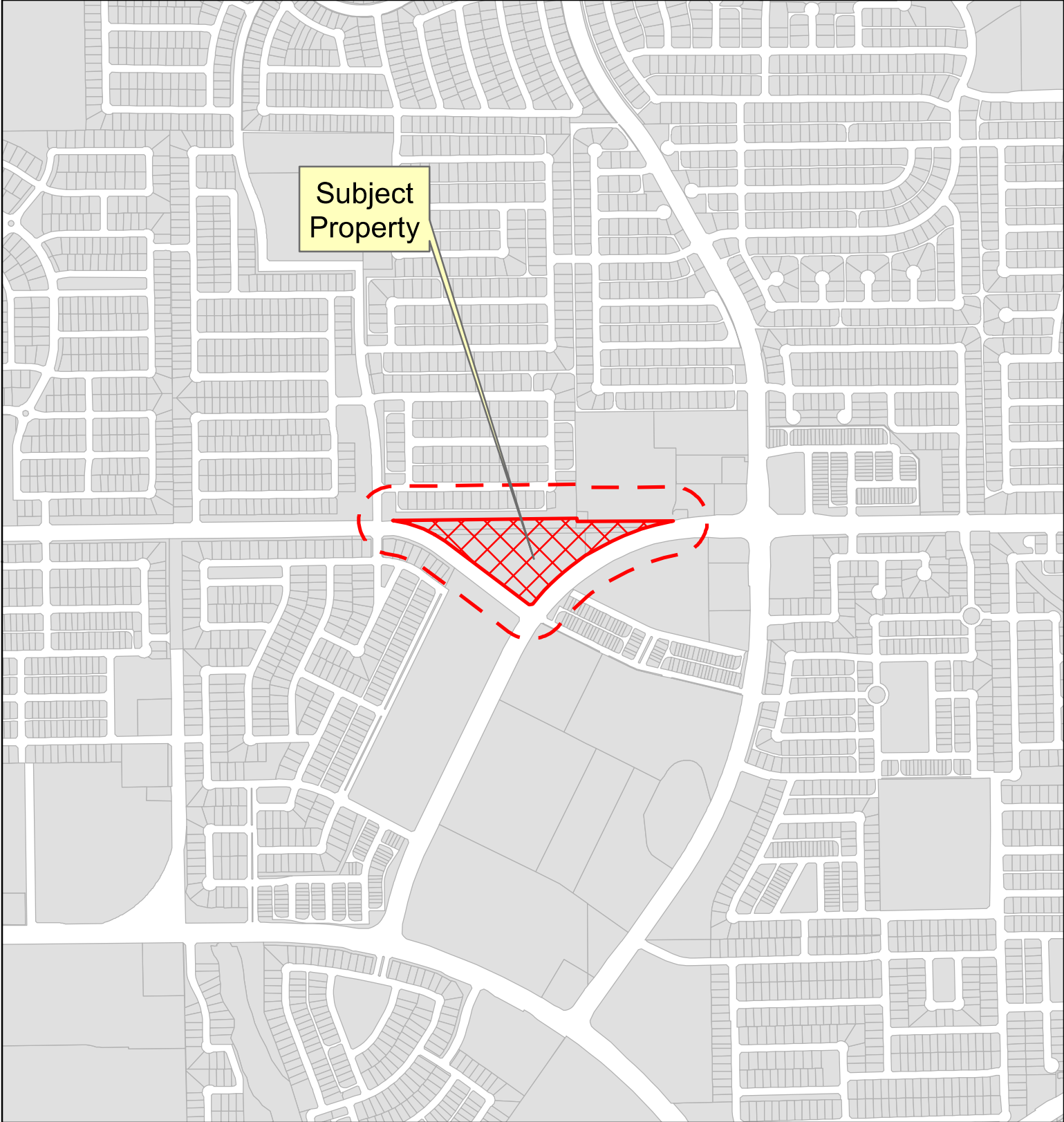


EXHIBIT A



Notification Map

21-0072Z

--- 200' Buffer



0 440 880
Feet
1 in = 878 ft

Source: City of McKinney GIS
Date: 7/15/2022

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

BEING that certain tract of land situated in the George Herndon Survey, Abstract Number 390, G.A. Foote Survey, Abstract Number 310, George Lucas Survey, Abstract Number 540, and the George Herndon Survey, Abstract Number 390, Collin County, Texas. Said tract of land being all of that tract of land described in a deed to Naseem Investments, Ltd., filed of record in Instrument Number 20180125000102230 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being all of that tract of land described in a deed to FM 546 Ventures, LLC, filed of record in Instrument Number 20081118001341320 (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at the northeast corner of said Naseem Investment Company Tract, same being a point on the south line of Lot 1R, Block A of Episcopal Diocese of Dallas Addition, an addition to Collin County, Texas, according to the plat filed of record in Volume 2012, Page 4333 of the Plat Records of Collin County, Texas (P.R.C.C.T.), same also being at the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 1105.71 feet, through a central angle of $40^{\circ}36'38''$, having a radius of 1560.00 feet, and a long chord which bears South $59^{\circ}13'59''$ West, 1082.71 feet;

THENCE South $82^{\circ}47'08''$ West, 21.53 feet;

THENCE North $53^{\circ}05'13''$ West, 695.42 feet to the beginning of a curve to the left;

THENCE with said curve to the left, an arc distance of 378.96 feet, through a central angle of $28^{\circ}57'02''$, having a radius of 750.00 feet, and a long chord which bears North $67^{\circ}39'43''$ West, 374.94 feet;

THENCE North $89^{\circ}21'09''$ East, 1217.96 feet;

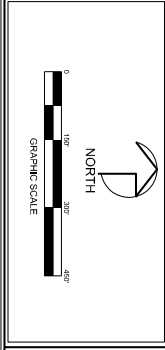
THENCE South $00^{\circ}53'51''$ East, 22.10 feet;

THENCE North $89^{\circ}34'30''$ East, 636.30 feet to the **POINT OF BEGINNING** and containing 9.669 acres (421,184 square feet) of land, more or less.

EXHIBIT C

1/24/2022 9:52:44 AM SUSERS

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| PROJECT NO. | EC021002 |
| FILE PATH | J:\JOB\ EC021002\ENT\ZONING |
| DRAWN BY | MKB |
| REVIEWED BY | DAK |
| DATE | JANUARY 24, 2022 |
| REVISIONS | |



OWNERS

FM 546 VENTURES, LLC.
 NASEEM INVESTMENT COMPANY, LTD.

PLANNER / ENGINEER

PELOTON
 LAND SOLUTIONS
 11000 FRISCO STREET
 SUITE 400
 FRISCO, TEXAS 75033
 PHONE: 469-213-4800

ZONING EXHIBIT

MCKINNEY RANCH & SILVERADO MIXED USE
 EXISTING 'PD' ZONING

BEING A 9.87 ± ACRE TRACT OF LAND LOCATED IN THE OLIVER HERDCOCK SURVEY, A-0382; GEORGE F. LUCAS SURVEY, A-0540; AND WILLIAM AARN SURVEY, A-0001 SITUATED IN CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



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.

Uses

Permitted uses shall be in accordance with the “C-2” – Local Commercial District and the “TH” – Townhome Residential District.

The following uses shall be prohibited from being developed on the subject property:

- Adult Entertainment Stores
- Bait Shop
- Boardinghouse or Rooming House
- Bus Station
- Convenience Store (with/without fuel)
- Halfway House
- Lingerie or Under Garment Shop
- Private Club
- Restaurant (with drive through service)
- Sexually Oriented Businesses
- Smoke, Tobacco or Vape Shop
- Smoke, Tobacco or Vape Paraphernalia Shop
- Tattoo Parlor or Studio
- Theatre (indoor)

Commercial Development

Commercial development on the subject property shall be in accordance with the “C-2” – Local Commercial District, except as follows:

- a) Lot width: Minimum of 30 feet
- b) Maximum building height: 35

Residential Development

Residential development on the subject property shall be in accordance with the “TH” – Townhome Residential District, except as follows:

EXHIBIT D

- a) Lot area: A minimum of 1,800 square feet
- b) Lot width: Minimum of 22 feet
- c) Front Yard: Minimum 10 feet
- d) Building Separation: Minimum 10 feet
- e) Maximum building length: Eight dwelling units

Special Provisions

- a) One (1) canopy tree and one (1) ornamental tree shall be required for each townhome unit. One (1) of the required trees shall be planted within the designated front yard and the remaining tree may be located within the lot or within an open space or common area within the townhome development.
- b) A mutual access easement or public right-of-way of a minimum width of 24' at its most narrow point shall be provided on the subject property in a manner that allows for a complete vehicular connection from the existing median opening of McKinney Ranch Parkway and the dedicated "24' fire lane, mutual access and water easement" on Lot 1, Block A of the Episcopal Diocese of Dallas Addition tract, as approved by the Director of Engineering.