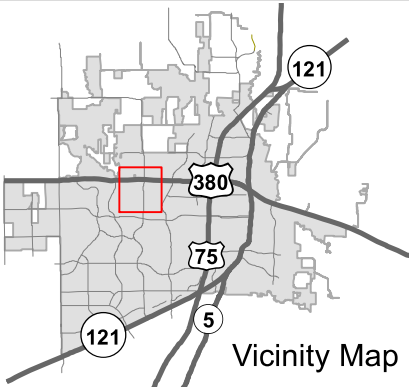
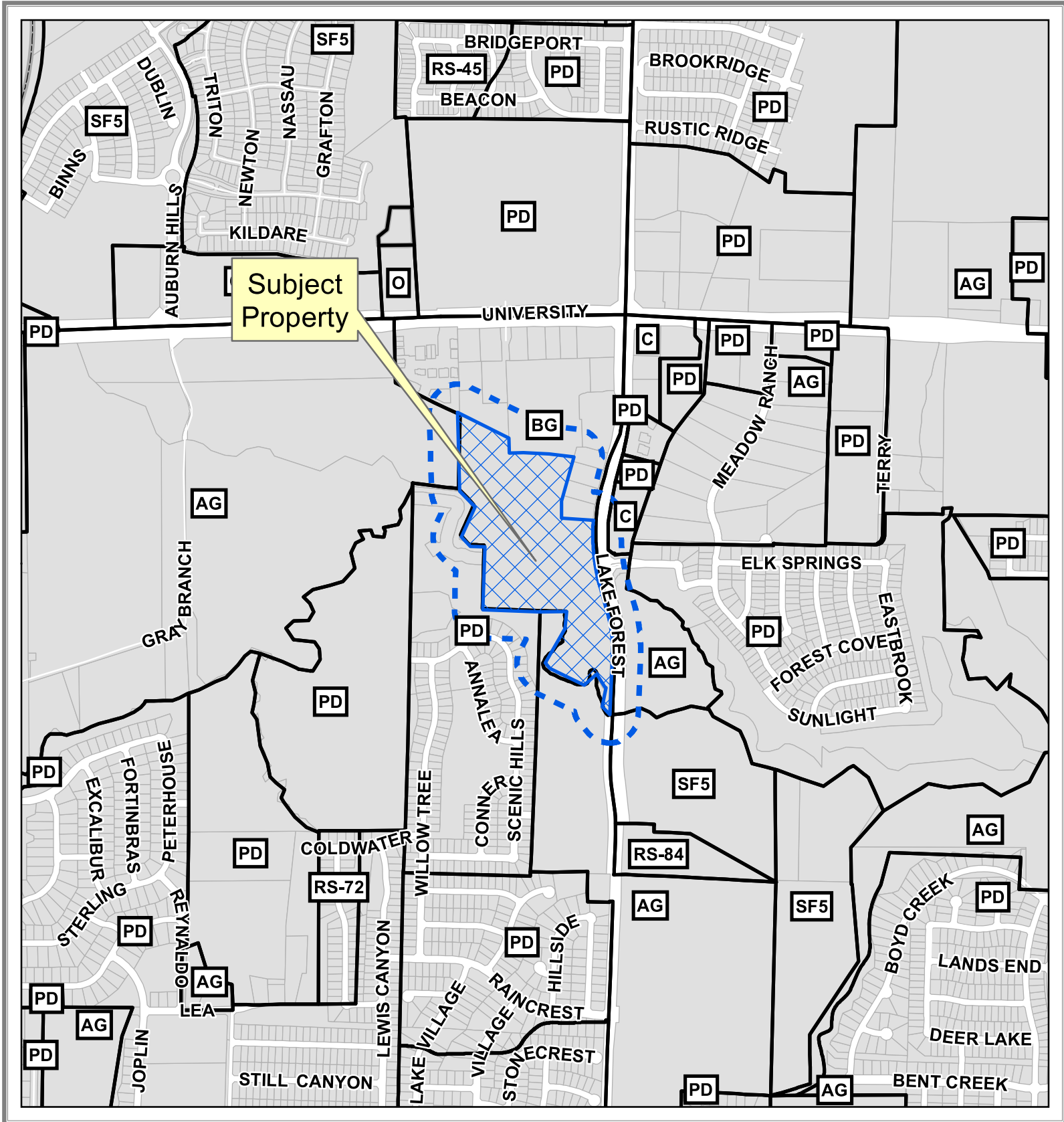


Exhibit A



Property Owner Notification Map

ZONE2018-0075

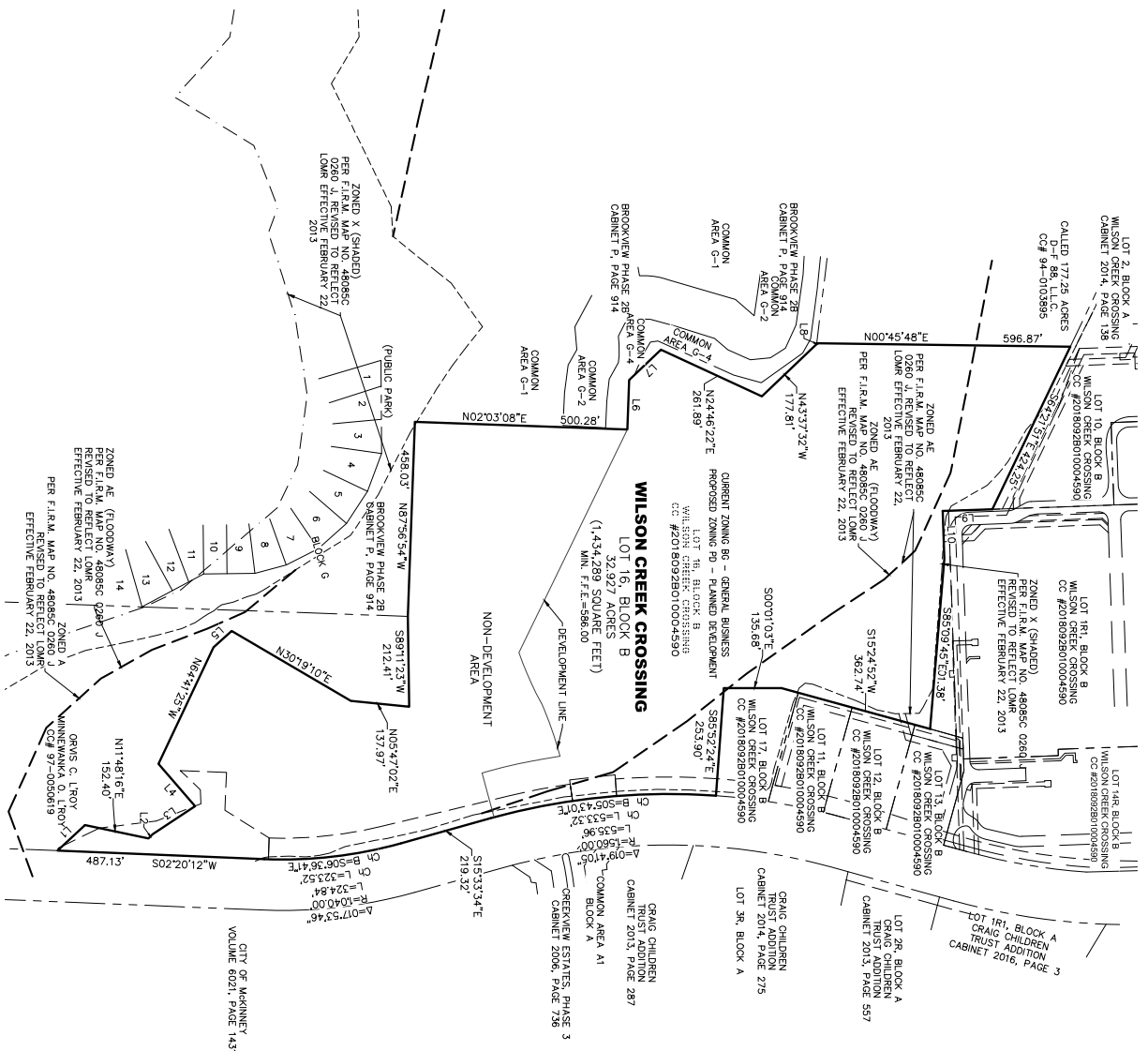


0 520 1,040 Feet

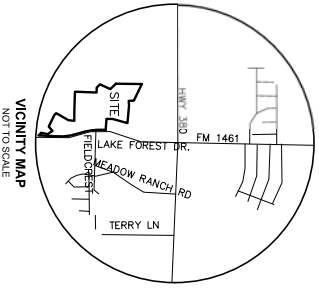
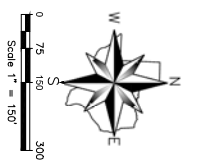
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



Exhibit B



LINE #	BEARING	DISTANCE
L1	N42°47'33"W	88.42'
L2	N44°03'24"W	13.86'
L3	N33°30'43"W	119.55'
L4	S48°04'50"W	131.53'
L5	N42°13'50"W	57.10'
L6	N87°58'52"W	116.42'
L7	N43°41'43"W	103.55'
L8	N83°02'08"W	1.96'
L9	S01°59'52"E	116.68'
L10	N88°00'08"E	113.02'



ABBREVIATION LEGEND

IF IRON ROD FOUND

RS IRON ROD WITH RED PLASTIC CAP STAMPED "M.A.I." SET

CC # COUNTY CLERK'S INSTRUMENT NUMBER

SQ. FT. SQUARE FEET

NO. NUMBER

MIN. F.T.E. MINIMUM FINISH FLOOR ELEVATION

OWNER
 DOPPIN LAKE FOREST, L.P.
 7700 DOPPIN LAKE FOREST DRIVE, SUITE 410
 DALLAS, TEXAS 75205
 (214) 234-6644 OFFICE
 notad@ddop.com

ENGINEER
 WINKELMANN & ASSOCIATES
 6750 HILLCREST PLAZA DRIVE
 SUITE 325
 DALLAS, TEXAS 75230
 972-489-7000

ZONING EXHIBIT
LAKE FOREST SOCCER
TRAINING FACILITY
WILSON CREEK CROSSING
 LOTS 16, BLOCK B
 32,927 ACRES OUT OF THE H. L. UPSHUR SURVEY,
 ABSTRACT NO. 934 AND THE L. SEARCY SURVEY,
 ABSTRACT NO. 828

Date:	04.23.19
Scale:	1" = 150'
File:	62605.0B - Zoning
Project No.:	62605

ZONING EXHIBIT
 LAKE FOREST SOCCER TRAINING FACILITY
 WILSON CREEK CROSSING
 LOTS 16, BLOCK B

H. L. UPSHUR SURVEY, ABSTRACT NO. 934 and the
 L. SEARCY SURVEY, ABSTRACT NO. 828
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

UNITED COMMERCIAL DEVELOPMENT
 7001 FRESTON ROAD, SUITE 500
 DALLAS, TEXAS 75205

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS
 6750 HILLCREST PLAZA DRIVE, SUITE 315
 DALLAS, TEXAS 75230
 Texas Engineers Registration No. 69
 Texas Surveyors No. 10088-00 Expires 12/31/2019
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Exhibit C

METES AND BOUNDS DESCRIPTION

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Southeast corner of Lot 17, Block B, of said Conveyance Plat of Wilson Creek Crossing on the West right-of-way of Lake Forest Drive, a variable width right-of-way, said point being the beginning of a non-tangent curve to the left having a radius of 1,560.00 feet, a central angle of 19 deg 41 min 05 sec, a chord bearing of South 05 deg 43 min 01 sec East, and a chord length of 533.32 feet;

THENCE along the West right-of-way of said Lake Forest Drive and said curve to the left, an arc distance of 535.96 feet to a 1/2-inch iron rod with a red plastic cap stamped "4613" found for corner;

THENCE South 15 deg 33 min 34 sec East, continuing along the West right-of-way of said Lake Forest Drive, a distance of 219.32 feet to a 1/2-inch iron rod with a red plastic cap stamped "4613" found for corner, said point being the beginning of a curve to the right having a radius of 1,040.00 feet, a central angle of 17 deg 53 mi 46 sec, a chord bearing of South 06 deg 36 min 41 sec East, and a chord length of 323.52 feet;

THENCE along the West right-of-way of said Lake Forest Drive and said curve to the right, an arc distance of 324.84 feet to a 1/2-inch iron rod with a red plastic cap stamped "4613" found for corner;

THENCE South 02 deg 20 min 12 sec West, continuing along the West right-of-way of said Lake Forest Drive, a distance of 487.13 feet to a 1/2-inch iron rod with a red plastic cap stamped "WAI" set for corner;

THENCE departing said West right-of-way of Lake Forest Drive and the East line of said Lots 1 and 2, along the Northerly line of a tract of land described in deed to Orvis C. L'Roy, et al, as recorded in County Clerk's Instrument No. 97-0050619, Official Public Records, Collin County, Texas, the following courses and distances:

North 42 deg 47 min 33 sec West, a distance of 88.42 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 11 deg 48 min 16 sec East, a distance of 152.40 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 44 deg 03 min 24 sec West, a distance of 13.86 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 33 deg 30 min 43 sec West, a distance of 119.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

South 49 deg 04 min 30 sec West, a distance of 131.53 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 64 deg 41 min 25 sec West, a distance of 303.73 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 42 deg 13 min 50 sec West, a distance of 57.10 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 30 deg 19 min 10 sec East, a distance of 325.45 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 05 deg 47 min 02 sec East, a distance of 137.97 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

Exhibit C

South 89 deg 11 min 23 sec West, a distance of 212.41 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the most Easterly Northeast corner of Brookview Phase 2B, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet P, Page 914, Official Public Records, Collin County, Texas, said point also being the most Easterly Northeast corner of a public park dedicated to the City of McKinney as shown on said Brookview Phase 2B plat;

THENCE along the Northerly and Easterly line of said Brookview Phase 2B and said Public Park, the following courses and distances:

North 87 deg 56 min 54 sec West, a distance of 458.03 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 02 deg 03 min 08 sec East, a distance of 500.28 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 87 deg 56 min 52 sec West, a distance of 116.42 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 43 deg 41 min 43 sec West, a distance of 103.55 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 24 deg 46 min 22 sec East, a distance of 261.89 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 43 deg 37 min 32 sec West, a distance of 177.81 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 83 deg 02 min 06 sec West, a distance of 1.98 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the East line of a tract of land described in Deed of Trust to D-F 88, L.L.C. as recorded in County Clerk's Instrument No. 94-0103895, Official Public Records, Collin County, Texas;

THENCE North 00 deg 45 min 48 sec East, along the West line of said Lot 16 and the East line of said D-F 88 tract, a distance of 596.87 feet to a 5/8-inch iron rod found for the Southeast corner of Lot 2, Block A, Wilson Creek Crossing, an addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Cabinet 2014, Slide 138, Official Public Records, Collin County, Texas, and the Southwest corner of Lot 10, Block B, of said Conveyance Plat of Wilson Creek Crossing;

THENCE South 64 deg 21 min 51 sec East, along the South line of said Lot 10, a distance of 424.25 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Southeast corner of said Lot 10 on the West line of Lot 1R1, Block B, of said Conveyance Plat of Wilson Creek Crossing;

THENCE South 01 deg 59 min 52 sec East, along the West line of said Lot 1R1, a distance of 116.88 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Southwest corner of said Lot 1R1;

THENCE North 88 deg 00 min 08 sec East, along the South line of said Lot 1R1, a distance of 113.02 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE South 85 deg 09 min 45 sec East, continuing along the South line of said Lot 1R1, a distance of 401.38 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northerly Northeast corner of said Lot 16 on the West line of Lot 13, Block B, of said Conveyance Plat of Wilson Creek Crossing;

Exhibit C

THENCE South 15 deg 24 min 52 sec West, a distance of 362.74 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the West line of said Lot 17, Block B;

THENCE South 00 deg 01 min 03 sec East, along the West line of said Lot 17, a distance of 135.68 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Southwest corner of said Lot 17;

THENCE South 85 deg 52 min 24 sec East, along the South line of said Lot 17, a distance of 253.90 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1,434,289 square feet or 32.927 acres of land, more or less. Bearings contained herein are based upon an on the ground survey performed in the field on the 8th day of April, 2016 utilizing a GPS (NAVD 88) from the City of McKinney Aerial Photo Control Monuments CM10 and CM11.

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 146-112 (C2 – Local Commercial District) of the City of McKinney Zoning Ordinance except as follows:

Permitted Use

1. Outdoor Soccer Training Facility

Development Standards:

1. Minimum parking required shall be 20 parking spaces per field.
2. All development shall be limited to the North side of the Development line (See Exhibit B).
3. A 6' tubular steel fence with 24" square decorative masonry columns at gate entries that are spaced 100' on center along the fence.

Landscape Standards:

1. 6" caliper canopy trees for all required canopy trees.
2. Enhanced landscaping at all drive entries. Landscaping shall include including native grasses, river cobbles and low drought tolerant, evergreen flowering plant material. Landscape areas will be a minimum of 250 SF.

* Installation of any structures, temporary or permanent, shall not have negative impact on the floodplain, and will require approval by City Storm water administrator.*